

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

City Council
Mapping Work Session

April 18, 2017



CODENEXT
18 APRIL 2017

Overview

- Mapping Approach
- Embracing Neighborhood Character
- Growing Compact, Growing Connected
- Meeting the Housing Needs
- Future Mapping
- Feedback Tools



The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.



2012

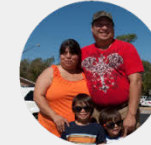
Core Principles for Action



Grow as a compact, connected city



Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community



Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city



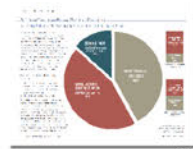
In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 – 2014

**Listening
to the
Community**



2014

**Code
Diagnosis**



2014 – 2015

**Community
Character
Manual**



2015

**Alternative
Approaches
to the Code**



2016

**Code
Prescriptions**



2017

Draft Code

Past reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/codenext

MAPPING APPROACH



MULTIPLE ELEMENTS THAT GUIDED THE MAPPING PROCESS

Imagine Austin

Neighborhood Plans and FLUMS

Existing Zoning

Conditional Overlays

Existing Uses

Connectivity

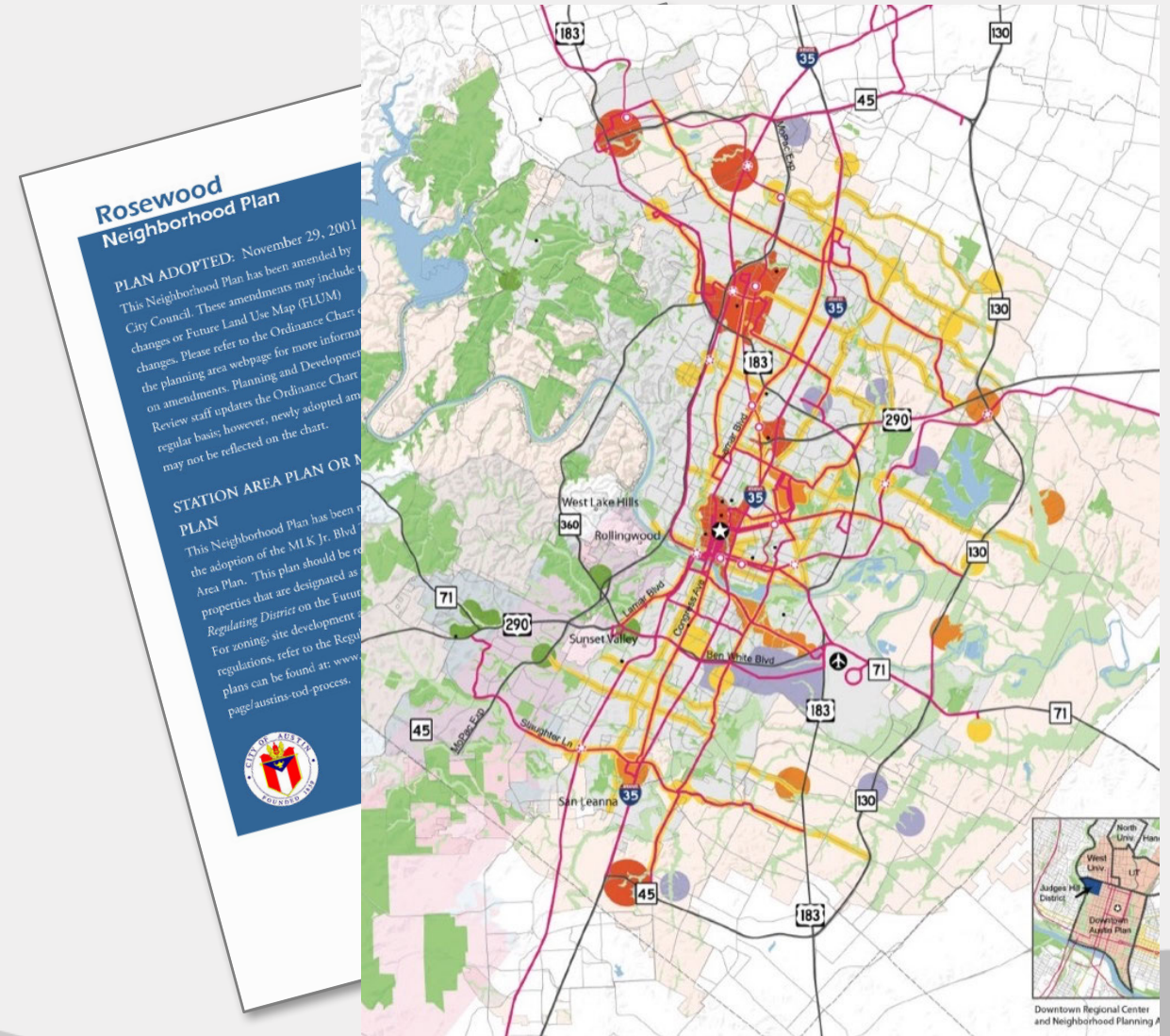
Lots sizes

Community Character Manual

POLICY GUIDANCE

Imagine Austin

Neighborhood Plans / Future Land Use Maps (FLUMs)

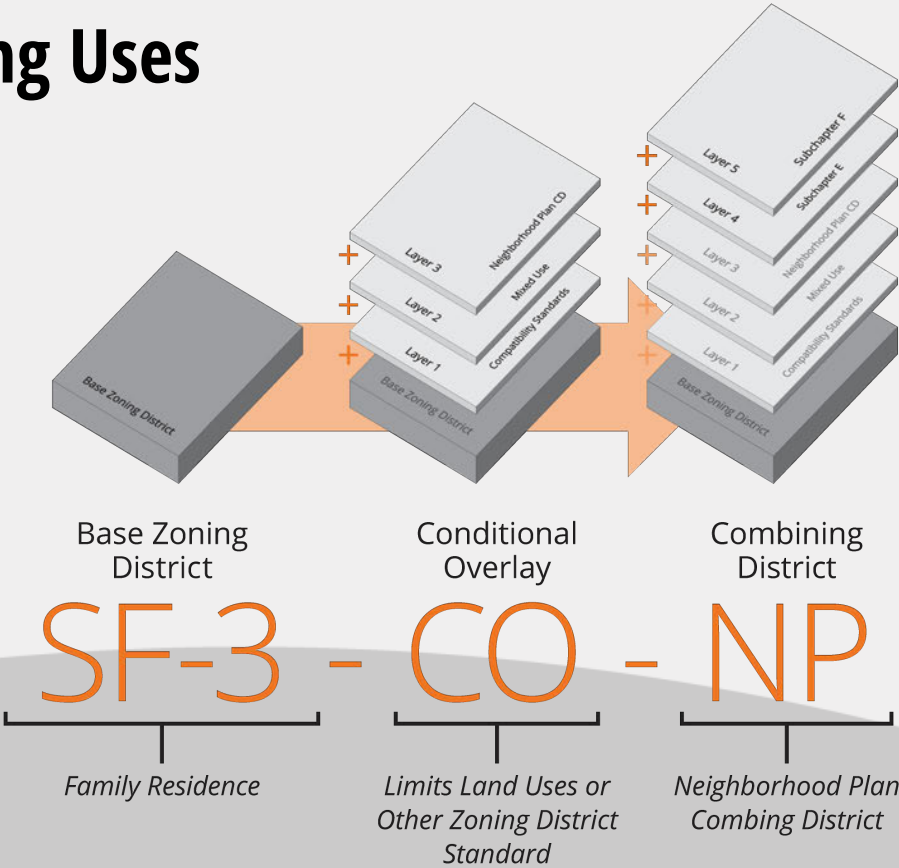


EXISTING ENTITLEMENTS

Existing Zoning Entitlements

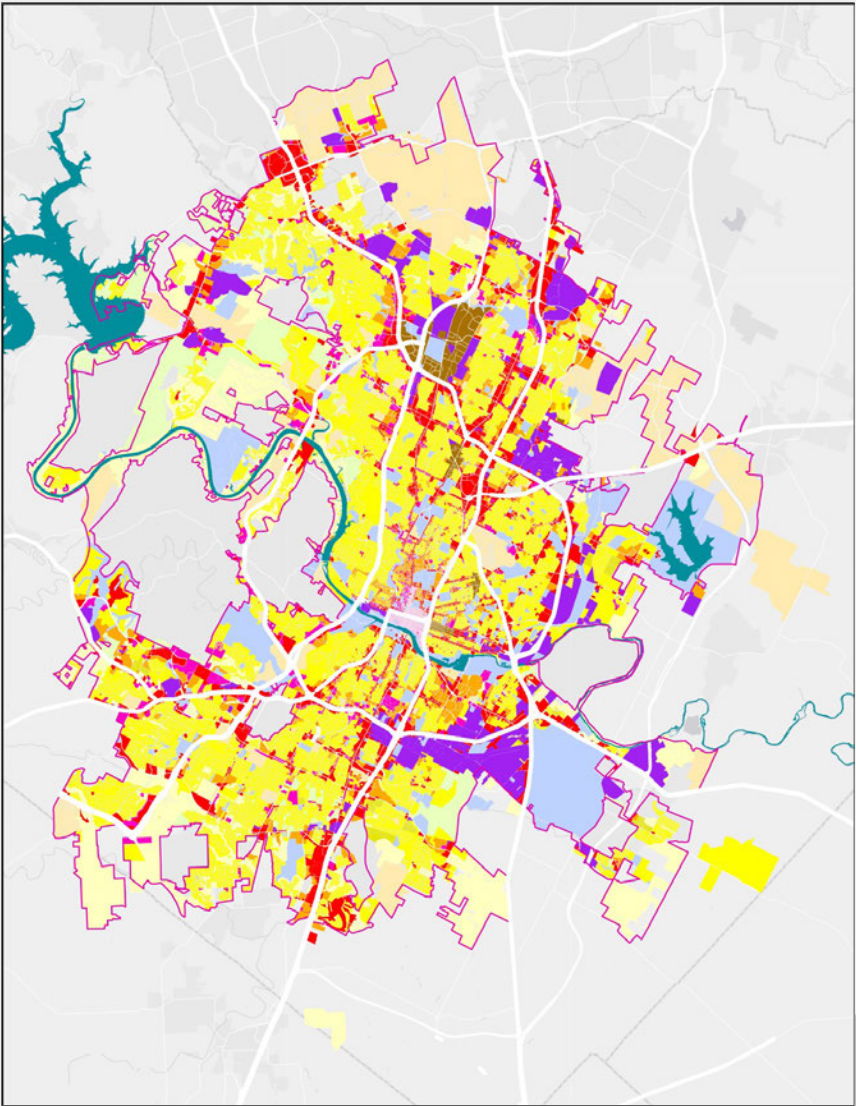
4,000 Conditional Overlays

Existing Uses



Other SF-3 Combinations

- SF-3
- SF-3-CO
- SF-3-CO-H-NP
- SF-3-CO-NCCD-NP
- SF-3-H
- SF-3-H-CO-NP
- SF-3-H-HD-NCCD-NP
- SF-3-H-HD-NP
- SF-3-H-NCCD-NP
- SF-3-H-NP
- SF-3-HD
- SF-3-HD-NCCD-NP
- SF-3-HD-NP
- SF-3-NCCD-NP
- SF-3-NP



NEGOTIATED ZONING CARRIED FORWARD

Planned Unit Developments (PUDs)

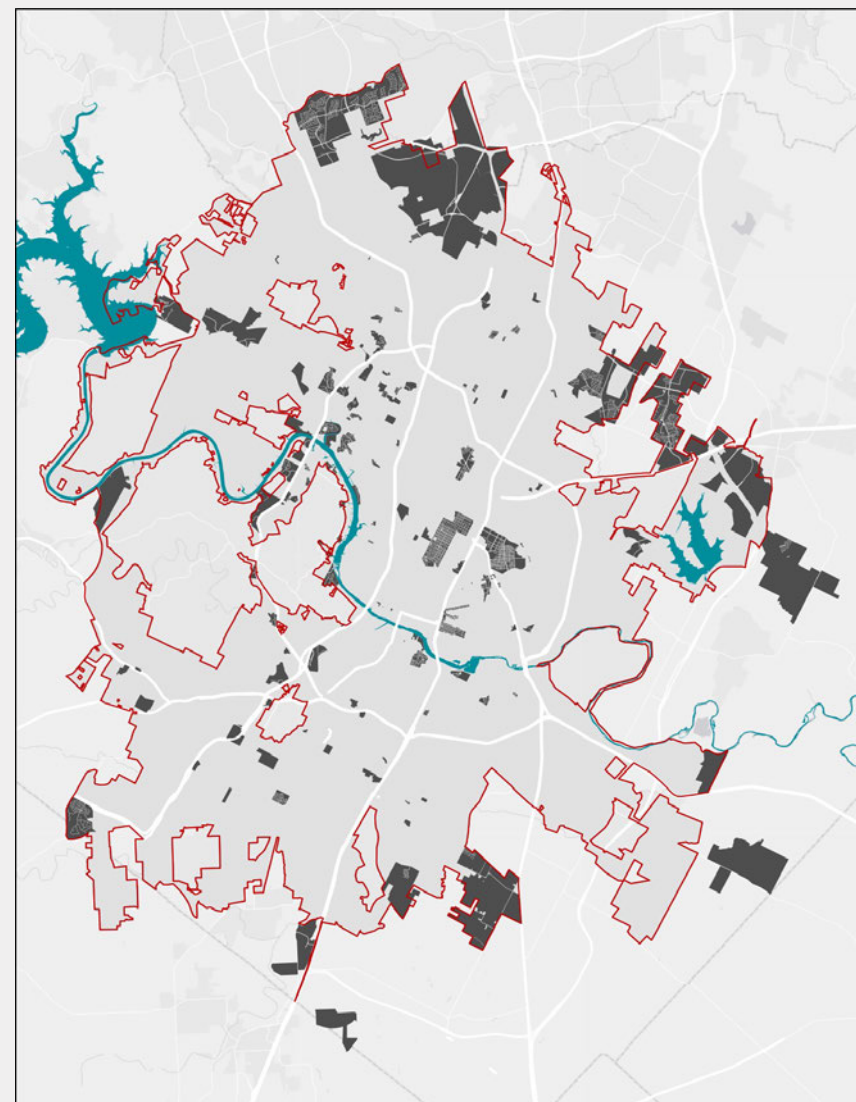
Small Area Plans / Transit Oriented Developments

Neighborhood Conservation Combining Districts

Land zoned TOD results in approximately
13,300 new housing units

PUDs results in approximately **16,510** new
housing units

New Housing – unrealized capacity
buildable in the next 10 years

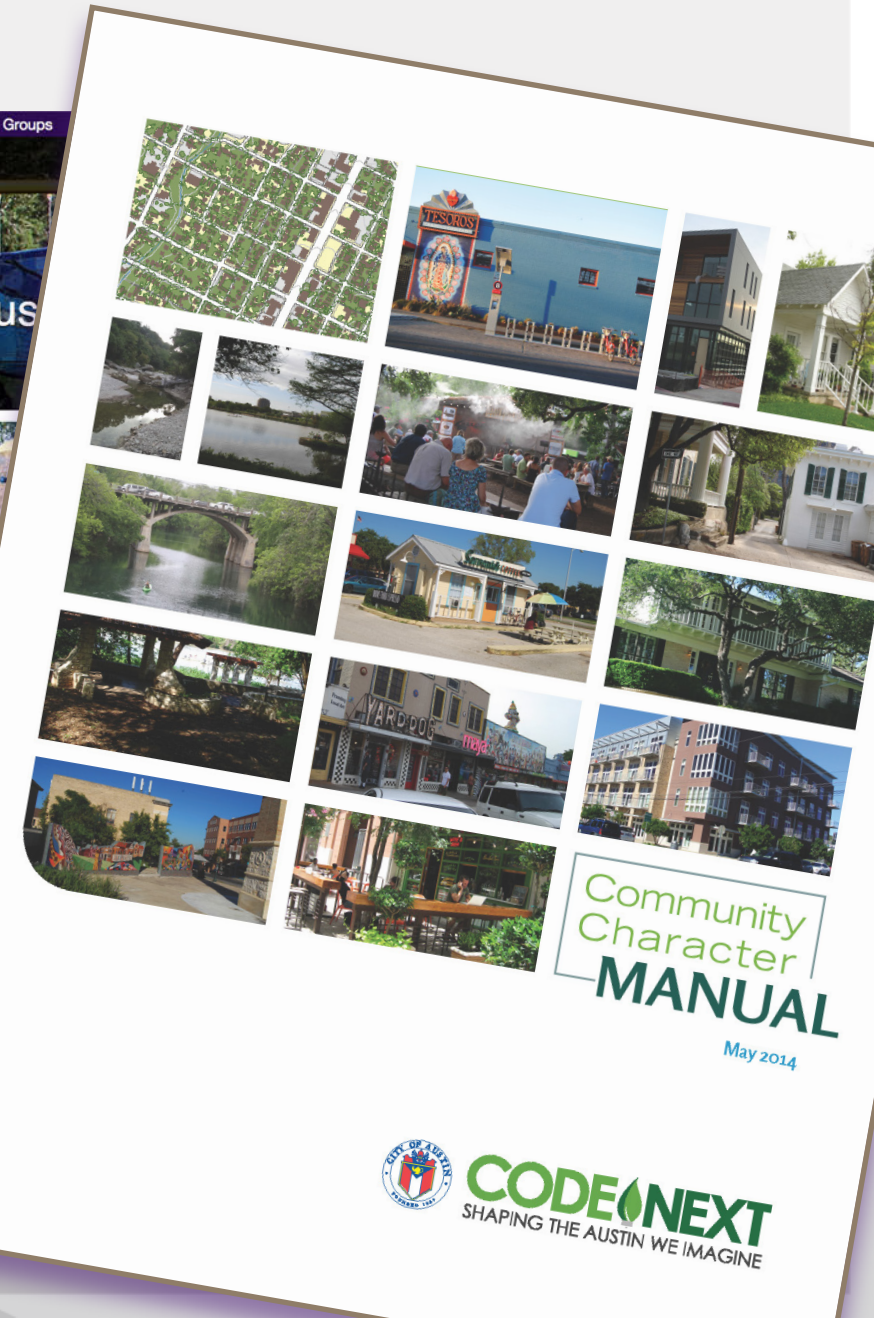


COMMUNITY CHARACTER










Sourced from the
Public

400+ people participated










Over 3,000 photos
submitted by
participants.



PROPOSED ZONING residential + NEIGHBORHOOD

Low to Medium Intensity Residential Zones			Similar to	Reference
	RR	Rural Residential	RR	23-4D-3060
	VLDR	Very Low Density Residential	SF1	23-4D-3070
	LDR	Low Density Residential	SF2	23-4D-3080
	LMDR	Low-Medium Density Residential	SF3, SF4B	23-4D-3090
	LMDR-SL	Low-Medium Density Residential- Small Lot	SF4A	23-4D-3100
Medium to High Intensity Residential Zones			Similar to	Reference
	MDR	Medium Density Residential	SF5, SF6	23-4D-3110
	MHDR	Medium-High Density Residential	MF1, MF2	23-4D-3120
	HDR	High Density Residential	MF3, MF4	23-4D-3130
	VHDR	Very High Density Residential	MF5, MF6	23-4D-3140
	MHP	Manufactured Home Park	MH	23-4D-3150
Transect Neighborhood Zones			Similar to	Reference
	T3NE.WL	T3 Neighborhood Edge Wide Lot	SF3	23-4D-2080
	T3NE	T3 Neighborhood Edge	SF3	23-4D-2090
	T3N.DS	T3 Neighborhood Deep Setback*	SF3	23-4D-2100
	T3N.IS	T3 Neighborhood Intermediate Setback*	SF3	23-4D-2110
	T3N.SS	T3 Neighborhood Shallow Setback*	SF3	23-4D-2120
	T4N.DS	T4 Neighborhood Deep Setback*	MF2, MF3	New Zone
	T4N.IS	T4 Neighborhood Intermediate Setback*	MF2, MF3	23-4D-2130
	T4N.SS	T4 Neighborhood Shallow Setback*	MF2, MF3	23-4D-2140
	T4NC	T4 Neighborhood Core*	MF2, MF3	New Zone
	T5N.SS	T5 Neighborhood Shallow Setback	MF3	23-4D-2150

commercial + MIXED-USE

Restricted Commercial Zones			Similar to	Reference
	NC	Neighborhood Commercial**	NO, LO, LR	23-4D-4060
	LC	Local Commercial**	GO	
Retail and Office Commercial			Similar to	Reference
Service and Highway Commercial				
	GC	General Commercial**	GR	23-4D-4080
	RC	Regional Commercial	-	23-4D-4090
	SC	Service Commercial**	CS, CS-1	23-4D-4130
	HC	Highway Commercial	CH	23-4D-4140
Mixed-Use Commercial Zones			Similar to	Reference
	CC	Commercial Core	DMU	23-4D-4100
	DC	Downtown Commercial	CBD	23-4D-4110
Special Commercial Zones			Similar to	Reference
	CR	Commercial Recreation	CR	23-4D-4150
Transect Main Street and Urban Zones			Similar to	Reference
	T3MS	T3 Main Street	LR	New Zone
	T4MS	T4 Main Street*	NO, LO	23-4D-2140
	T5U.SS	T5 Urban Shallow Setback*	GR	23-4D-2160
	T5U	T5 Urban*		23-4D-2170
	T5MS	T5 Main Street*	CS	23-4D-2180
	T6U	T6 Urban	DMU	23-4D-2190
	T6UC	T6 Urban Core	CBD	23-4D-2200

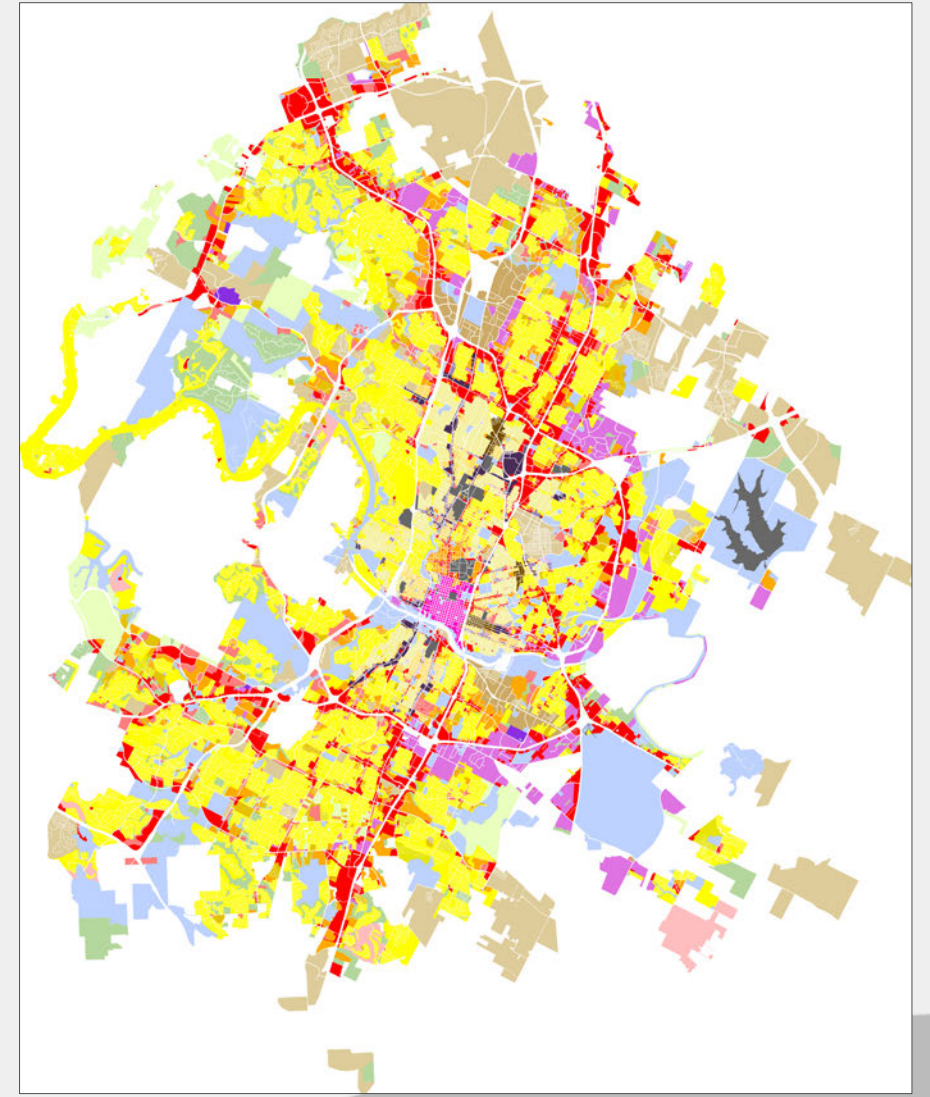
industrial + OTHER ZONES & OVERLAY ZONES

Industrial Zones			Similar to	Reference
	FI	Flex Industrial	LI	23-4D-5060
	GI	General Industrial	IP	23-4D-5070
	HI	Heavy Industrial	MI	23-4D-5080
	R&D	Research and Development	R&D	23-4D-5090
Other Zones				Reference
	P	Public		23-4D-6120
	AV	Aviation Services		23-4D-6070
	AG	Agricultural		23-4D-6060
	OS	Open Space		-
	DR	Development Reserve		23-4D-6080
	OS	Open Space		23-4D-6110
	PUD	Planned Unit Development		23-4D-6130
	ERC	East Riverside Corridor		23-4D-6090
	NBG	North Burnet/Gateway		23-4D-6100
Overlay Zones (not shown on zoning map)				
Barton Springs		Lake Austin		
Capitol View Corridor		Neighborhood Plan		
Downtown Civic Spaces		Planned Development Area		
Hill Country Roadway		University Neighborhood		
Historic Landmark		Overlay		
Historic Area		Waterfront		

EMBRACING NEIGHBORHOOD CHARACTER



PROPOSED ZONING



SIMILAR INTENSITY, BETTER STANDARDS, NEW NAME

Indicates areas where previously zoned SF-1, SF-2 and SF-3 areas have similar intensity of development potential, have clearer and better standards and have been renamed.



SIMILAR INTENSITY, BETTER STANDARDS, NEW NAME

Integration of Residential Design Standards into URBAN CORE for residential zones

Land zoned residential within and beyond the Urban Core result in **21,865** new housing units

Lot Requirements

Lot Size	5,750 sf min.
Impervious Cover ¹	45% max.
Building Cover	40% max.

¹ The maximum Impervious Cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.

Building Placement

Setback (Distance from ROW / Lot Line)

	Front ²	Side St.	Side	Rear ³
Minimum	15'	15'	5'	10'

² Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.

³ Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.

Building Form Within Urban Core Boundary

Height of Main and Accessory Buildings	Stories (max.)	To Eave / Parapet (max.)	Overall (max.)
Within 80' of Front Property Line	2	23'	35'
Beyond 80' of Front Property Line	1	15'	23'

Building Form Within Urban Core Boundary (continued)

Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.

Building Size

The more restrictive shall apply between:

Gross Floor Area (max.)	2,300 sf
Floor Area Ratio (max.)	0.4

Building Articulation

Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

Max. unarticulated side wall length	36'
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Articulation, depth (min.)	4'
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Articulation, length (min.)	10'
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Building Form Beyond Urban Core Boundary

Height	Overall (max.)
Main Building	35'
Accessory Structure	30'

Additional Requirements

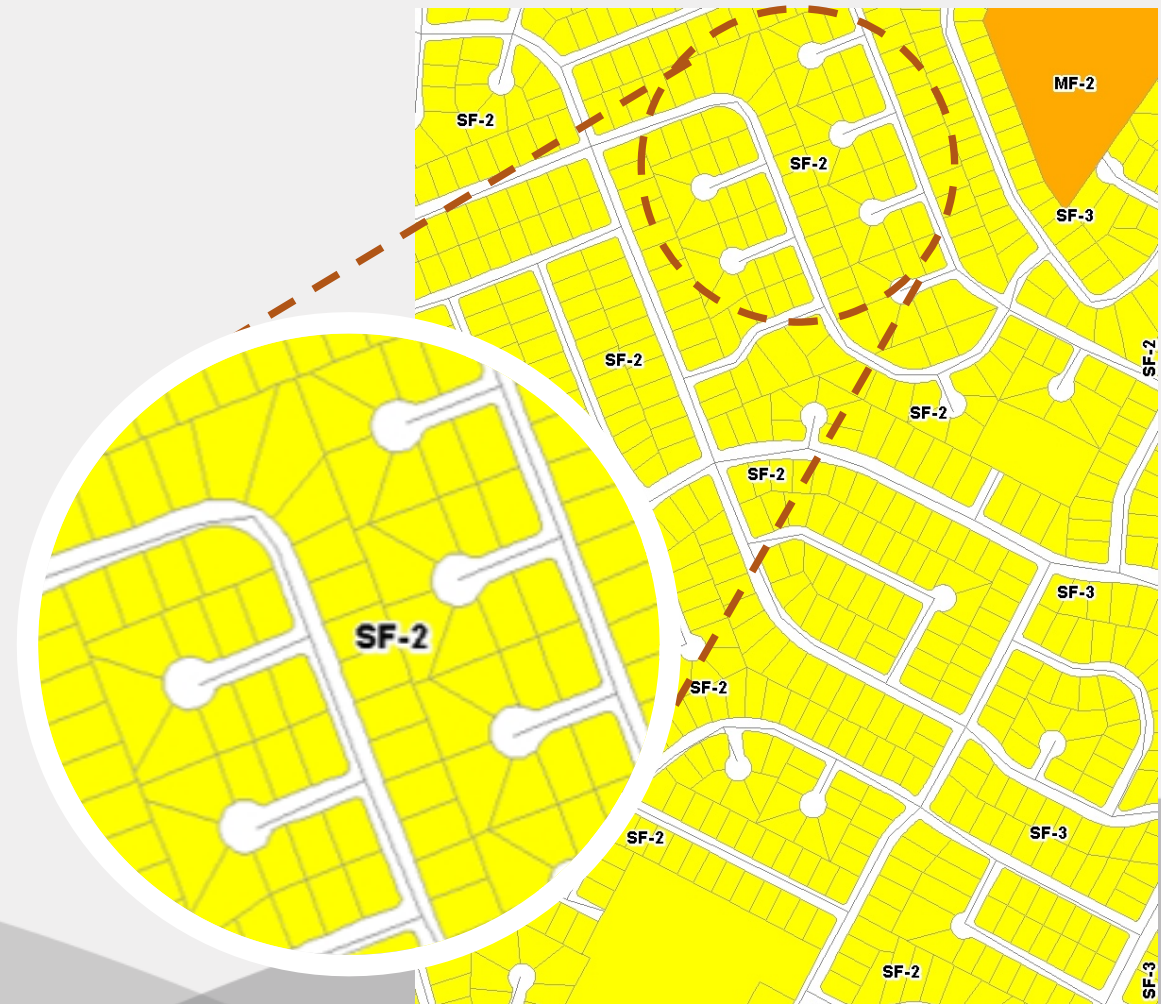
Affordable Housing	See Article 23-3E
Landscaping and Screening	See Division 23-4E-4
Outdoor Lighting	See Division 23-4E-2
Parking and Loading	See Division 23-4E-3
Signage	See Chapter 23-8

SIMILAR INTENSITY, BETTER STANDARDS, NEW NAME

Proposed New Zoning (LDR)



Existing Zoning (SF-2)



SIMILAR INTENSITY, NEW TOOL

T3 Neighborhood Zones

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone.

T3N.DS

T3N.IS

T3N.SS

Detached

Medium Lot Widths

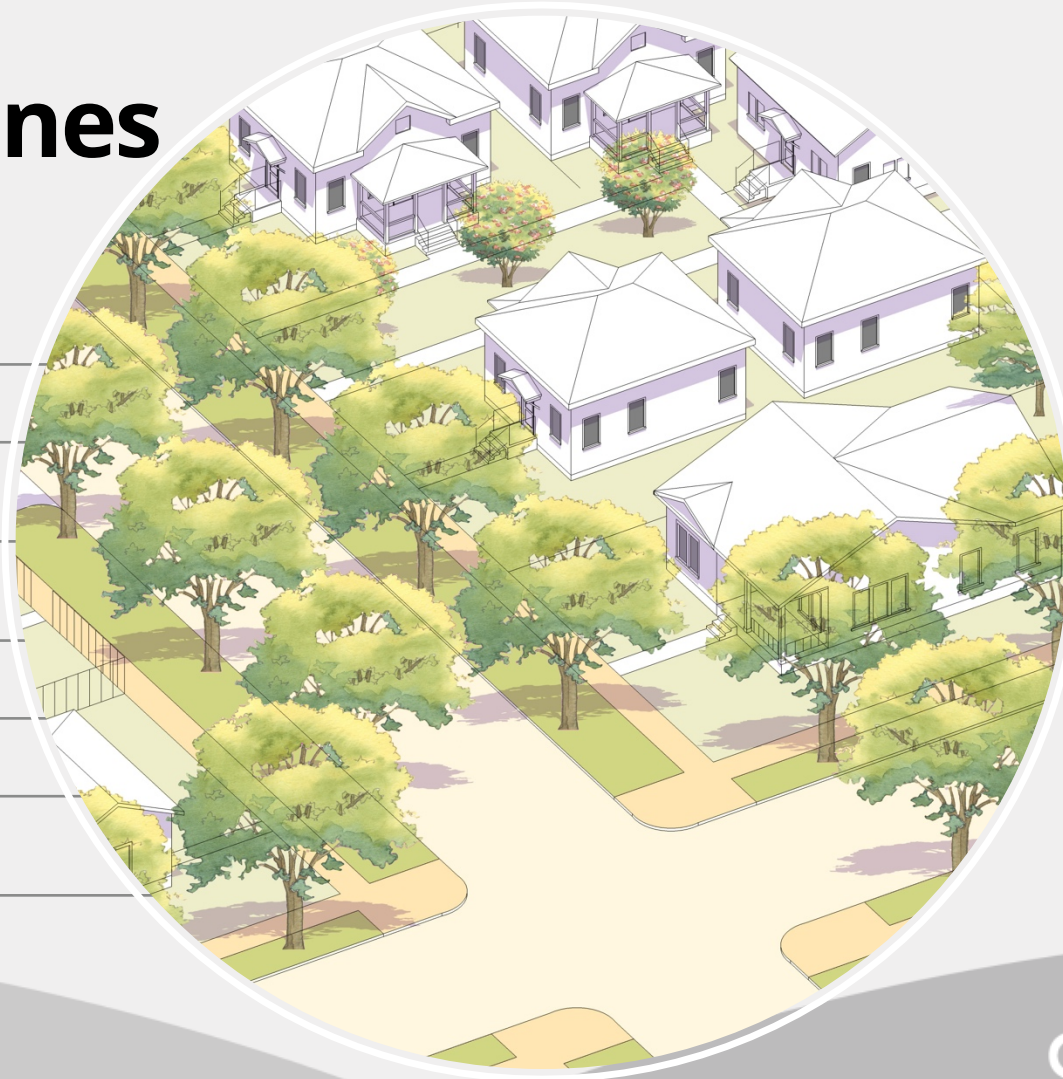
Small to Medium or
Multiple House Forms

Shallow, Intermediate, or
Deep Front Setbacks

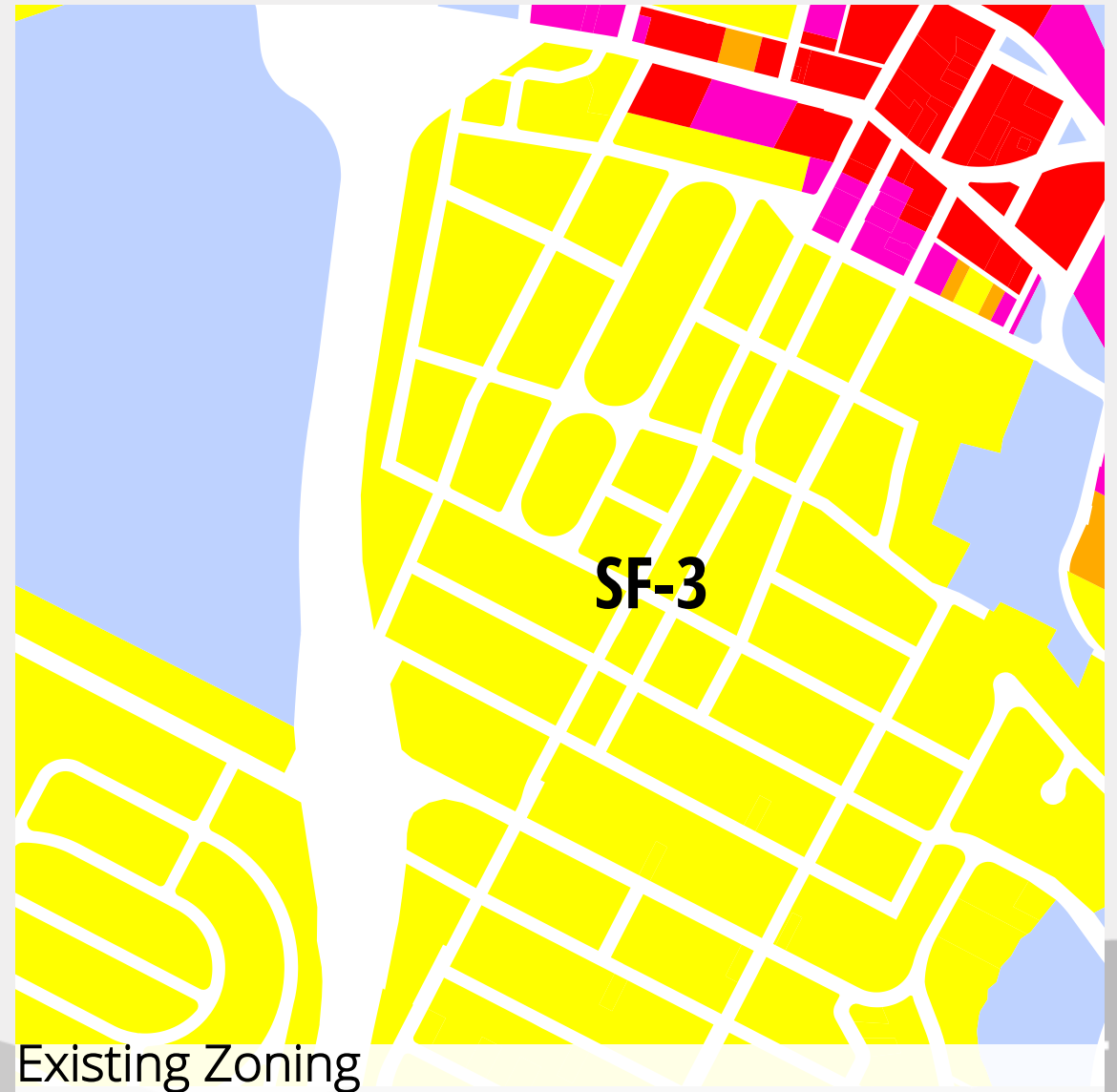
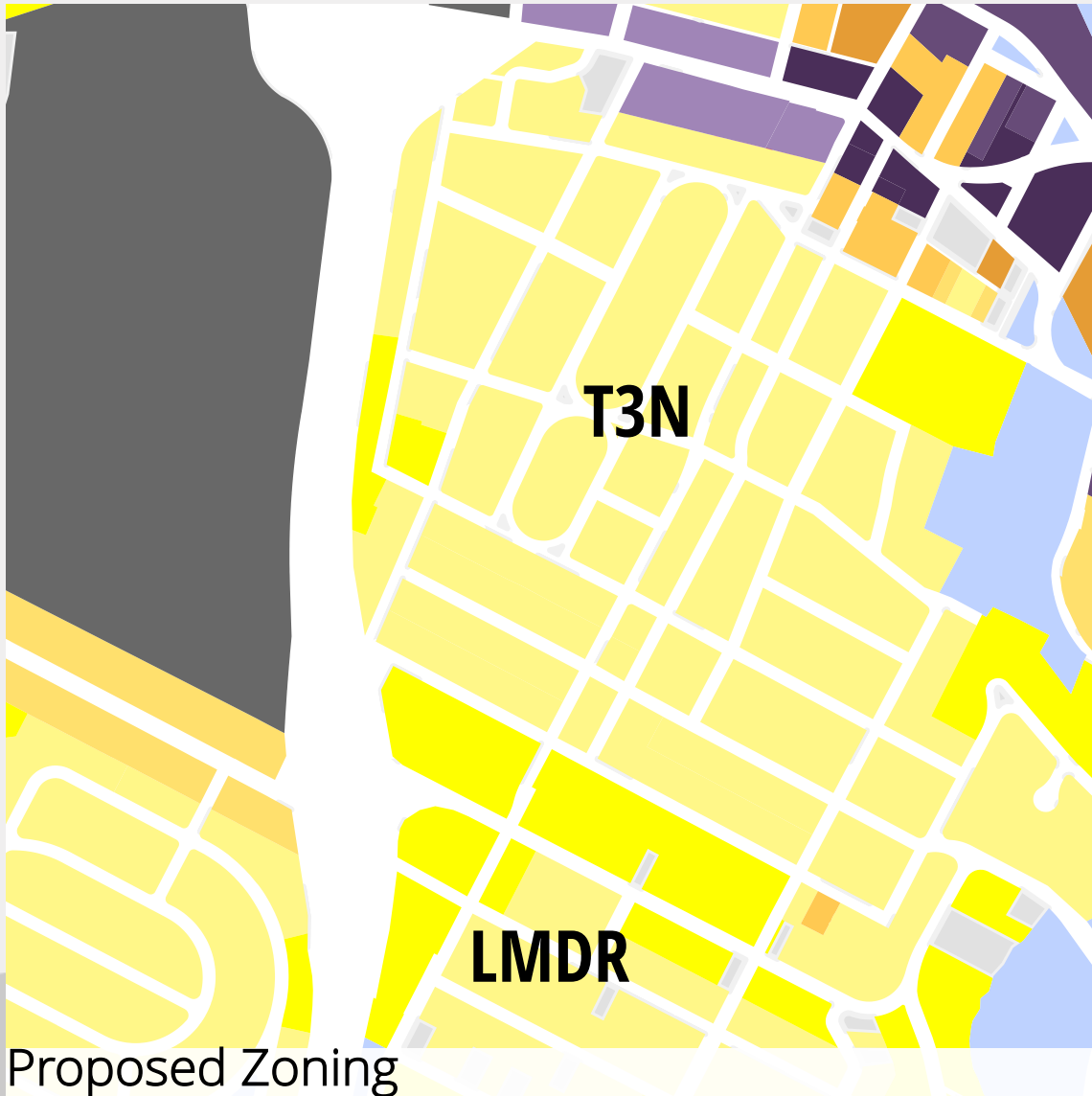
Medium Side Setbacks

Up to 2 Stories

Stoop, Common Yard, and
Porch Frontages



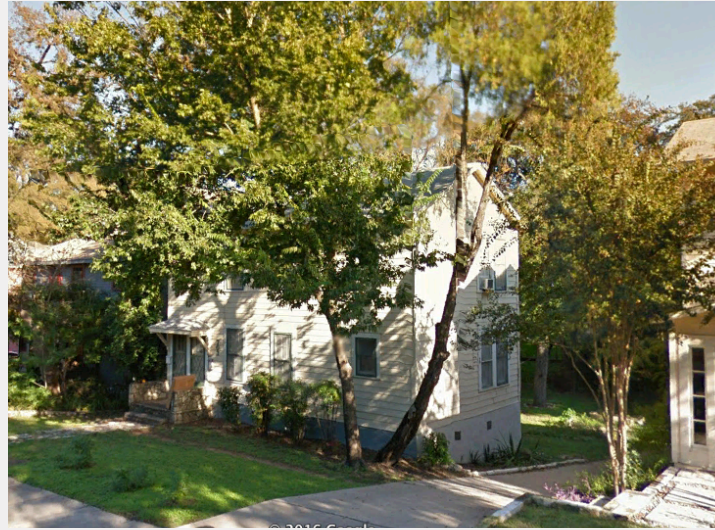
SIMILAR INTENSITY, NEW TOOL



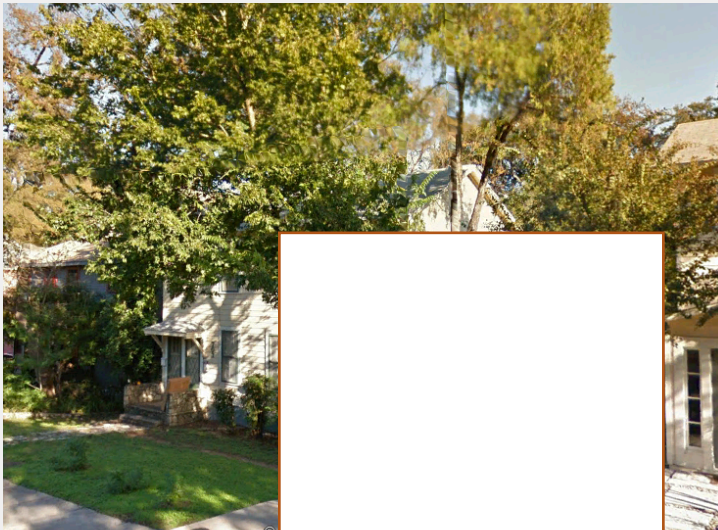
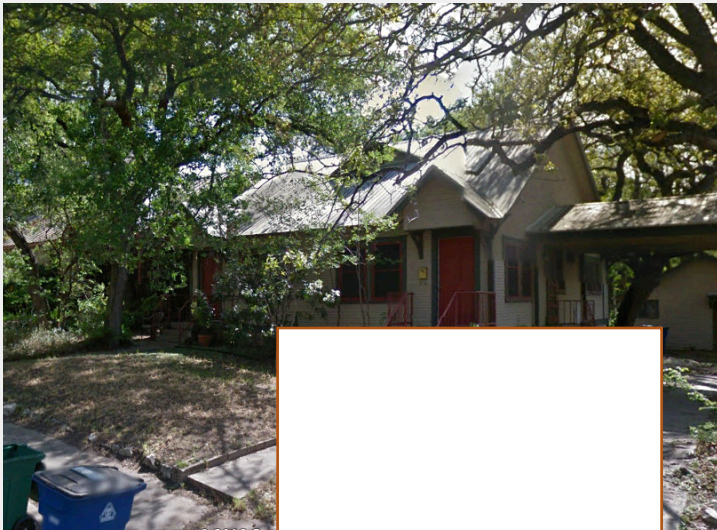
SIMILAR INTENSITY, NEW TOOL

The various T3
Neighborhood Zones
provide capacity for over
1,640 new housing units

DUPLEXES



DUPLEXES



Lot Area
5,260 sf

Lot Area
6,120 sf

Lot Area
5,625 sf

Lot Width
50 feet

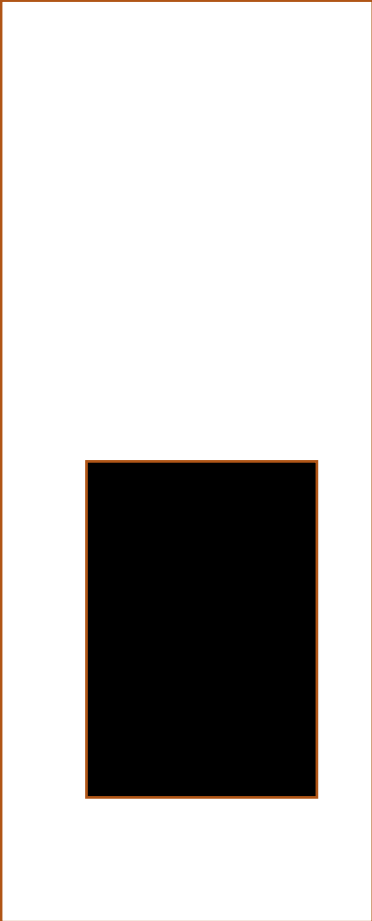
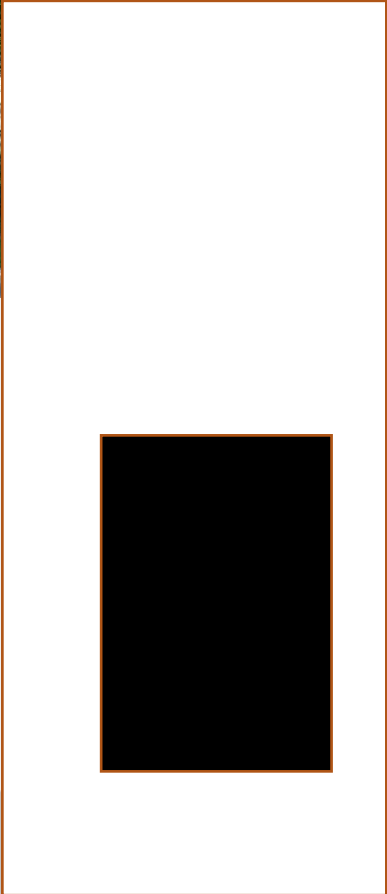
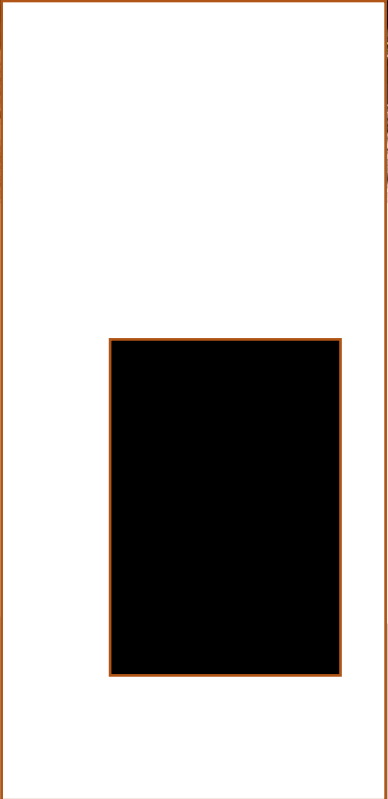
Lot Width
50 feet

Lot Width
45 feet

Lot Depth
105 feet

Lot Depth
120 feet

Lot Depth
125 feet



Street

Street

Street

HOUSE SCALE, MULTIPLE UNITS

T4 Neighborhood Zones

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone.

T4N.DS

T4N.IS

T4N.SS

Detached or Semi-detached

Small to Medium Lot Widths

Small to Medium or
Multiple House Forms

Shallow, Intermediate, or
Deep Front Setbacks

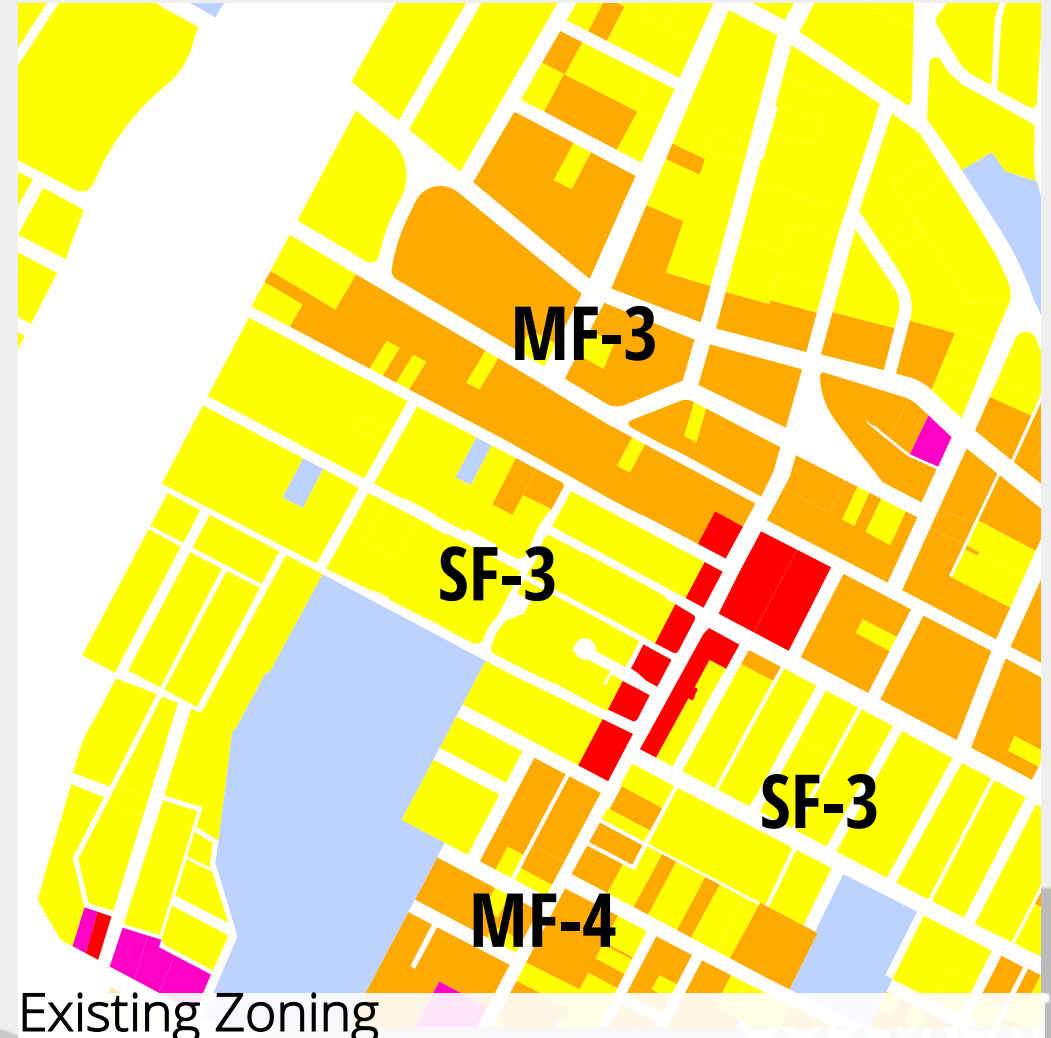
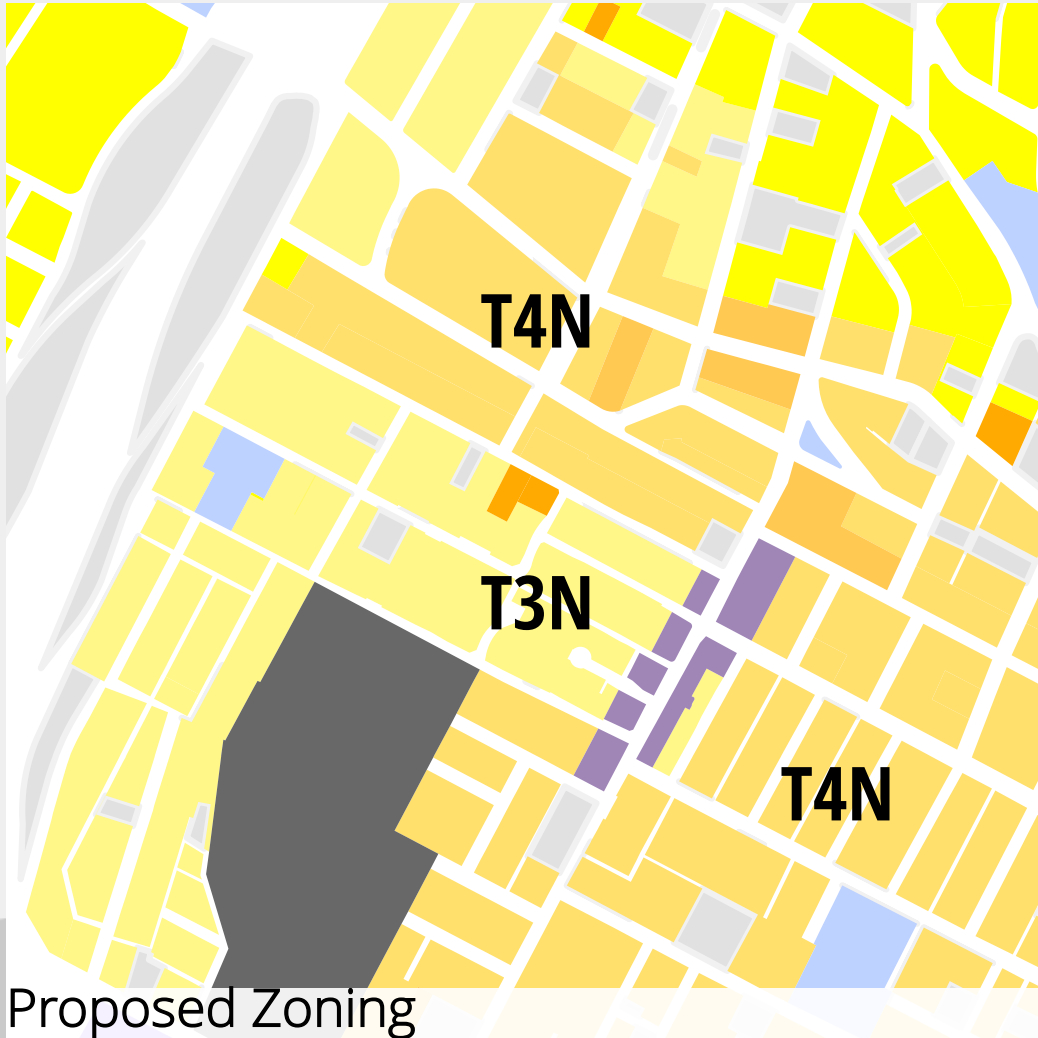
Medium Side Setbacks

Up to 2 Stories

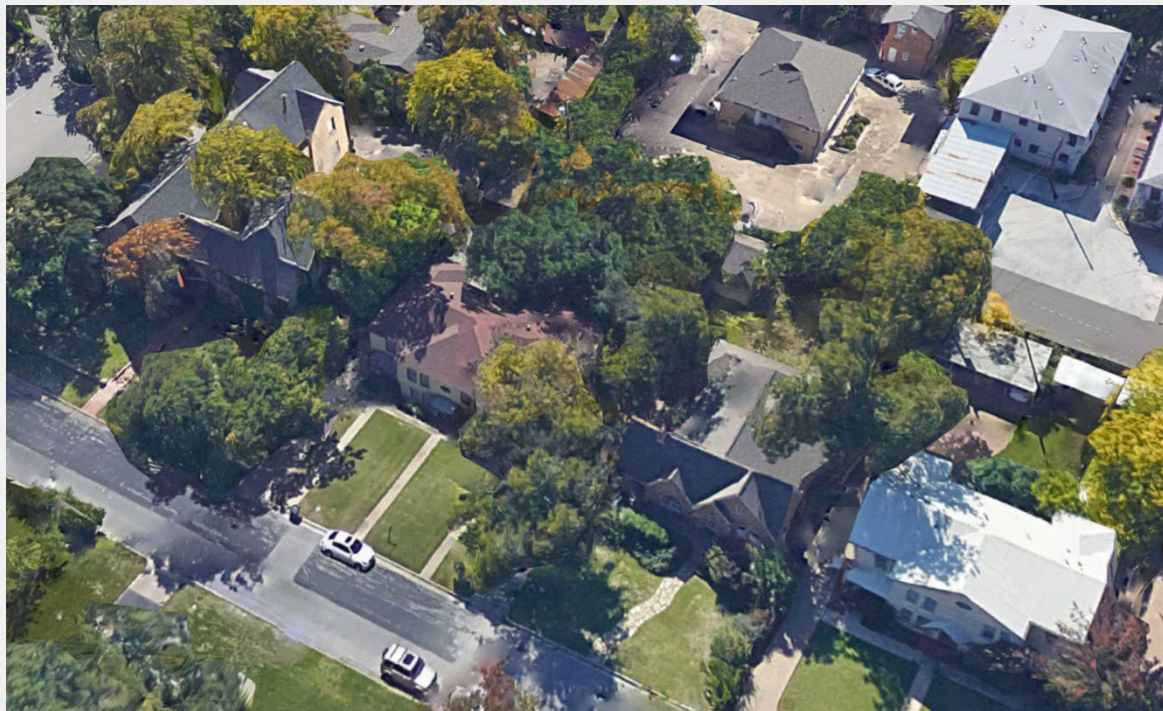
Stoop, Common Yard, Porch,
and Dooryard Frontages



HOUSE SCALE, MULTIPLE UNITS



HOUSE SCALE, MULTIPLE UNITS



HOUSE FORM

Examples of multiple units in a house form zones MF-3



BLOCK FORM

Examples of multiple units in a block form zones MF-3

HOUSE SCALE, MULTIPLE UNITS



HOUSE FORM

Examples of multiple units in a house form zones MF-3



BLOCK FORM

Examples of multiple units in a block form zones MF-3

HOUSE SCALE, MULTIPLE UNITS



HOUSE FORM

Examples of multiple units in a house form zones MF-3



HOUSE FORM

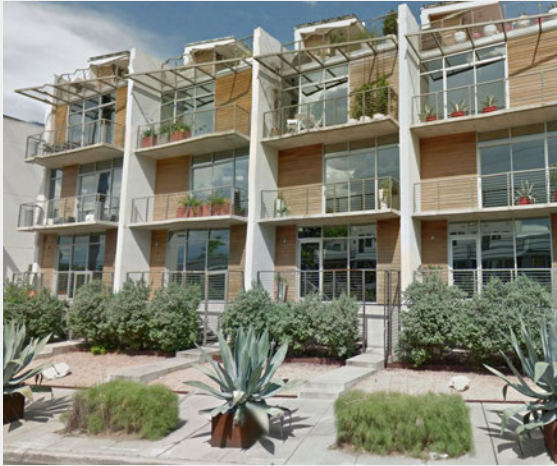
Examples of multiple units in a house form zones in Meuller

HOUSE SCALE, MULTIPLE UNITS



The various T4
Neighborhood Zones
provide capacity for over
1,595 new housing units
that can replace MF zoning
with House Form buildings.

HOUSE SCALE, MULTIPLE UNITS



An additional **550** new housing units that can replace MF zoning with House Form buildings with a new zone T4NC T4 Neighborhood Core zone that allows three stories in height.

HOUSE SCALE, COMMERCIAL USES

| 29



EMBRACING NEIGHBORHOOD CHARACTER

25,650

**new housing Units in Single
Family and House Form Types**

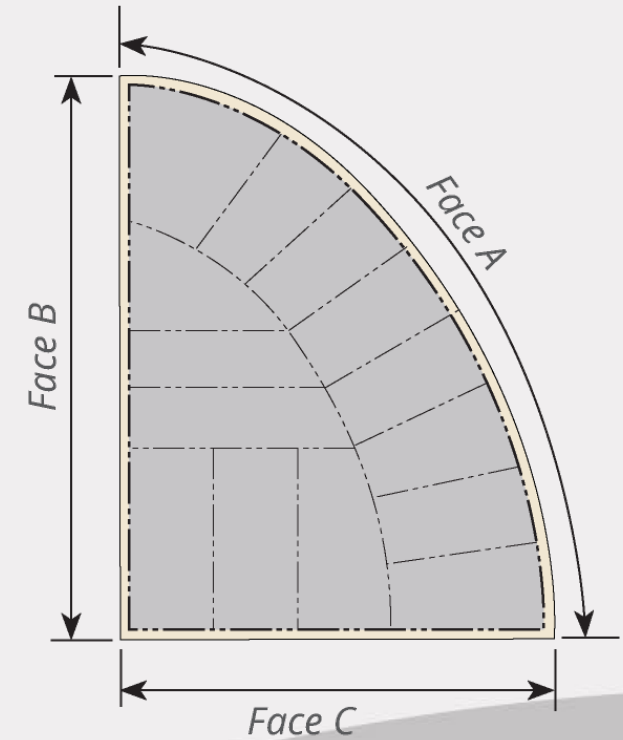
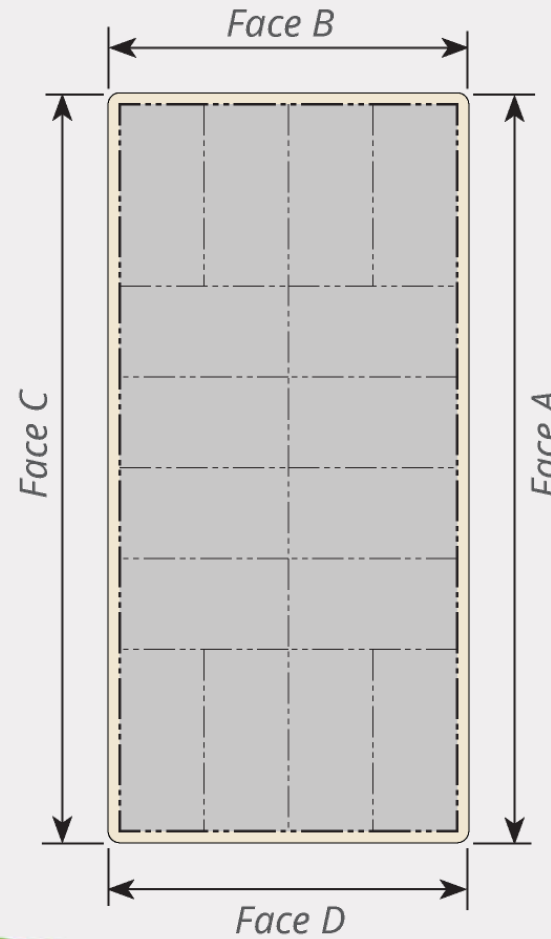
GROWING COMPACTLY, GROWING CONNECTED



GROWING COMPACTLY, GROWING CONNECTED

Connectivity and Block Size

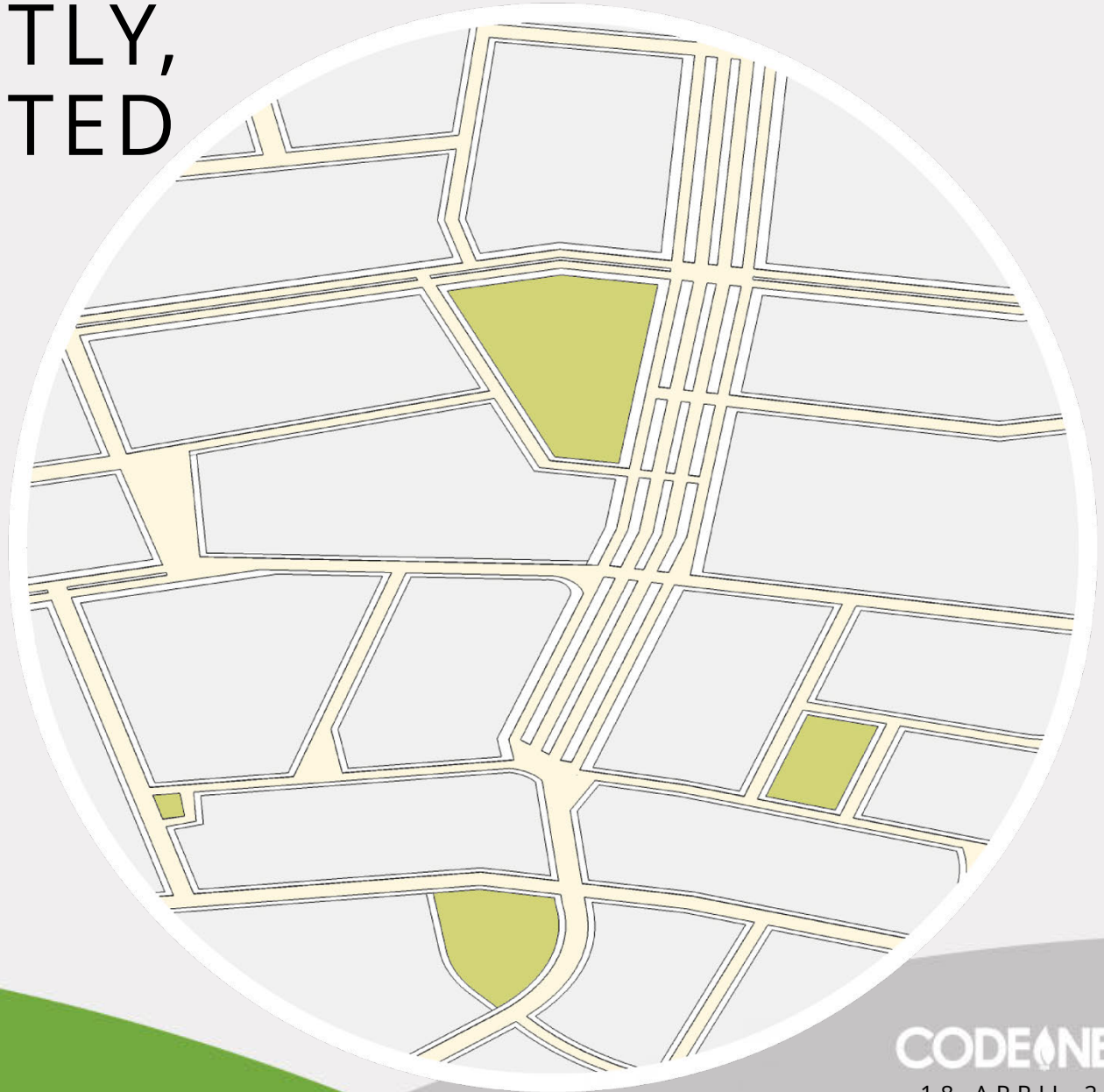
New standards are calibrated for creating walkable and connected environment.



GROWING COMPACTLY, GROWING CONNECTED

Civic and Open Space

Distributed throughout
neighborhoods.



Centers, Corridors & Nodes

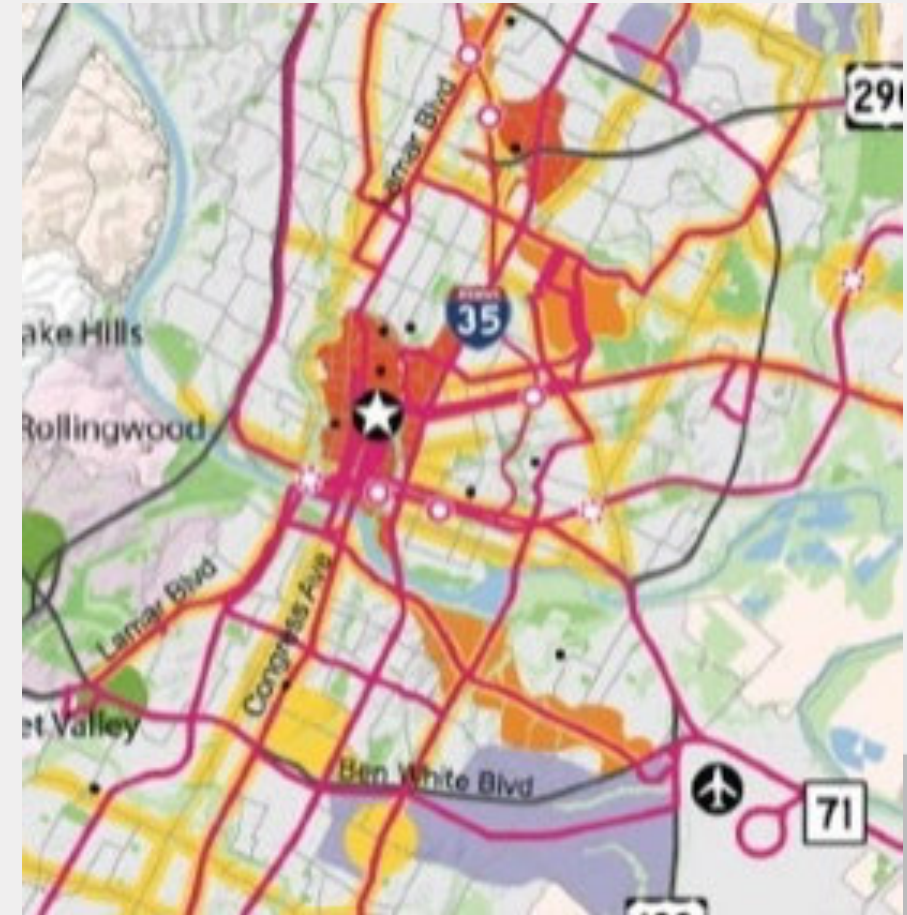
Imagine Austin differentiates between different types of Activity Centers:

- Neighborhood Center
- Town Center
- Regional Center
- Job Center



Regional Center: Downtown, UNO and South Central Waterfront

26,580
new housing Units



Centers, Corridors & Nodes

CodeNEXT examined and cataloged the **physical characteristics of different places** around Austin in the **Community Character Manual**.



Centers, Corridors & Nodes

The Community Character Manual **identified nodes of activity smaller than Activity**

Centers:

- Corner Store
- Neighborhood Crossroads
- Neighborhood Main Street
- Urban Main Street
- Downtown Node
- Neighborhood “Strip” Shopping Center
- Drivable Commercial Corridor
- Regional Commercial Cluster
- Shopping Mall

Urban Main Street

A group of businesses located near an important intersection or along a significant corridor.

BUILDING TYPES

Main Street, Mid-rise & Live/Work

BUILDING PLACEMENT

At sidewalk edge

BUILDING HEIGHT

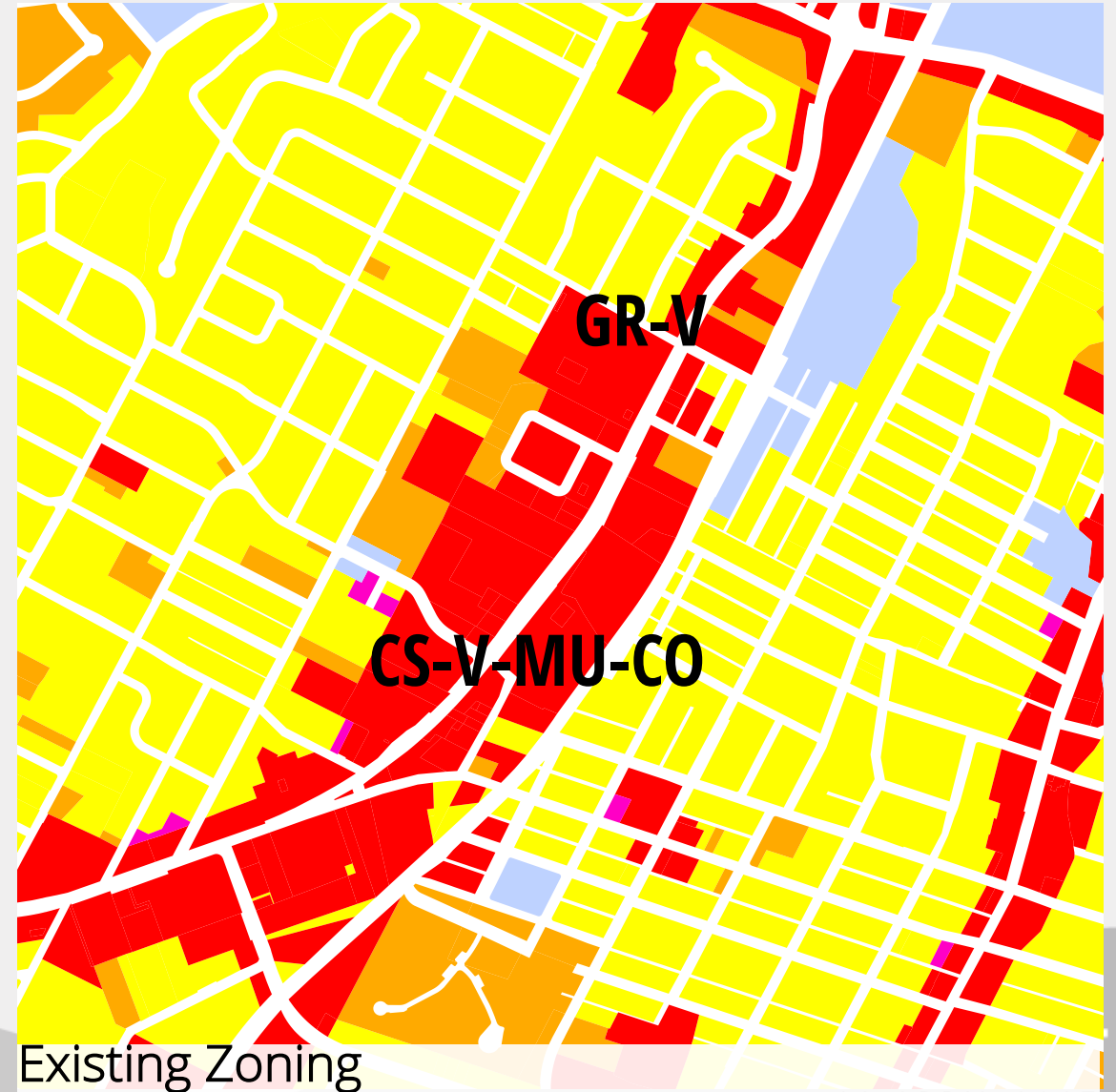
3-6 stories

NODE SIZE

Multiple blocks



URBAN MAIN STREET



URBAN MAIN STREET



Form-based zones applicable for an **Urban Main Street**:

- T5 Main Street
- T5 Urban – Open
- T5 Neighborhood – Open

URBAN MAIN STREET



The various T5 Main Street and T5 Urban Zones provide capacity for over **20,750** new housing units

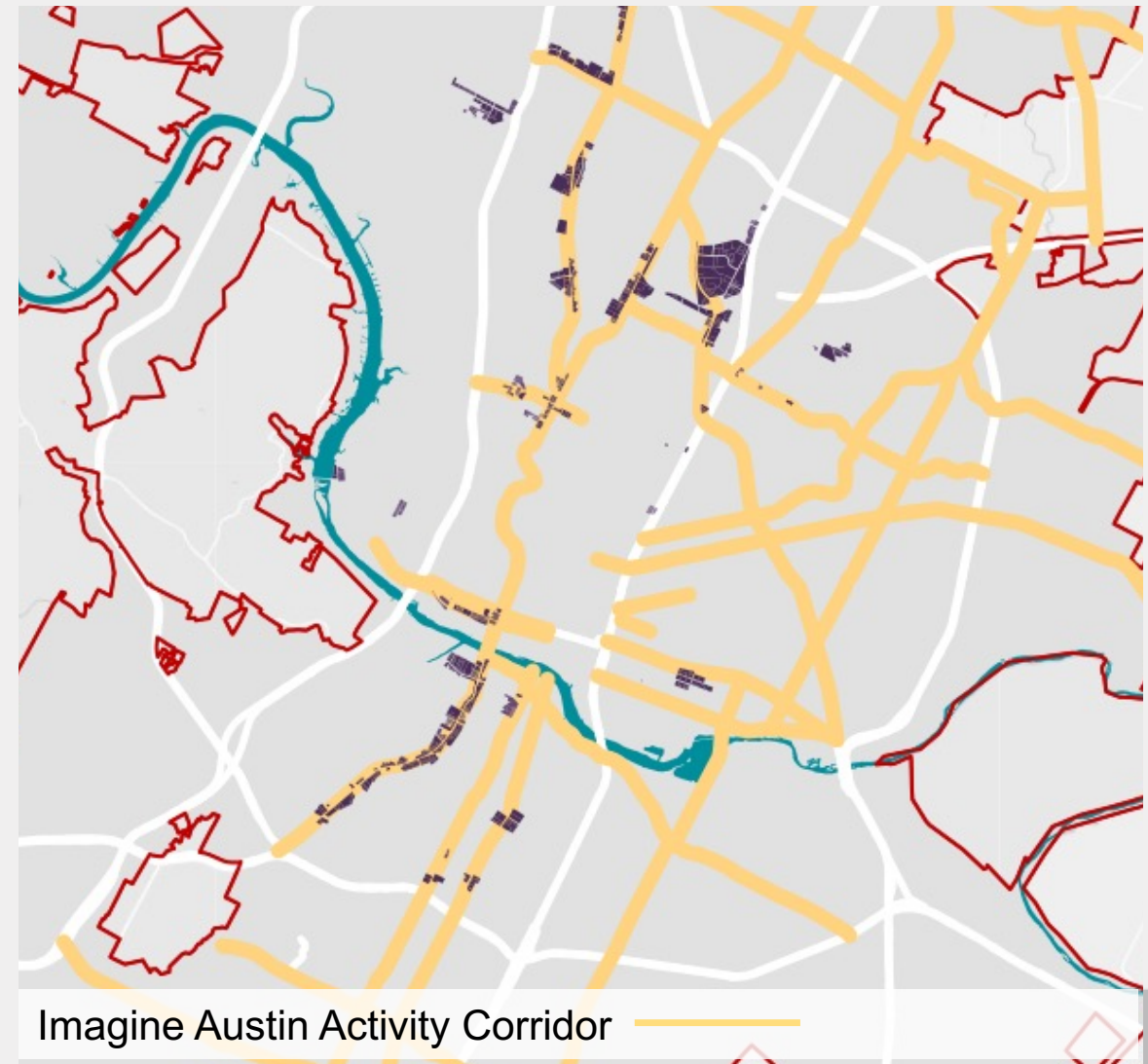
URBAN MAIN STREET

Examples of Neighborhood
Main Streets include:

A. Burnet Road

B. South Lamar

C. West 5th Street



Imagine Austin Activity Corridor

Neighborhood Main Street

A group of businesses within a neighborhood that is scaled to be compatible with surrounding residential buildings.

BUILDING TYPES

Main Street, Live/Work, & Rowhouses

BUILDING PLACEMENT

At or near sidewalk edge

BUILDING HEIGHT

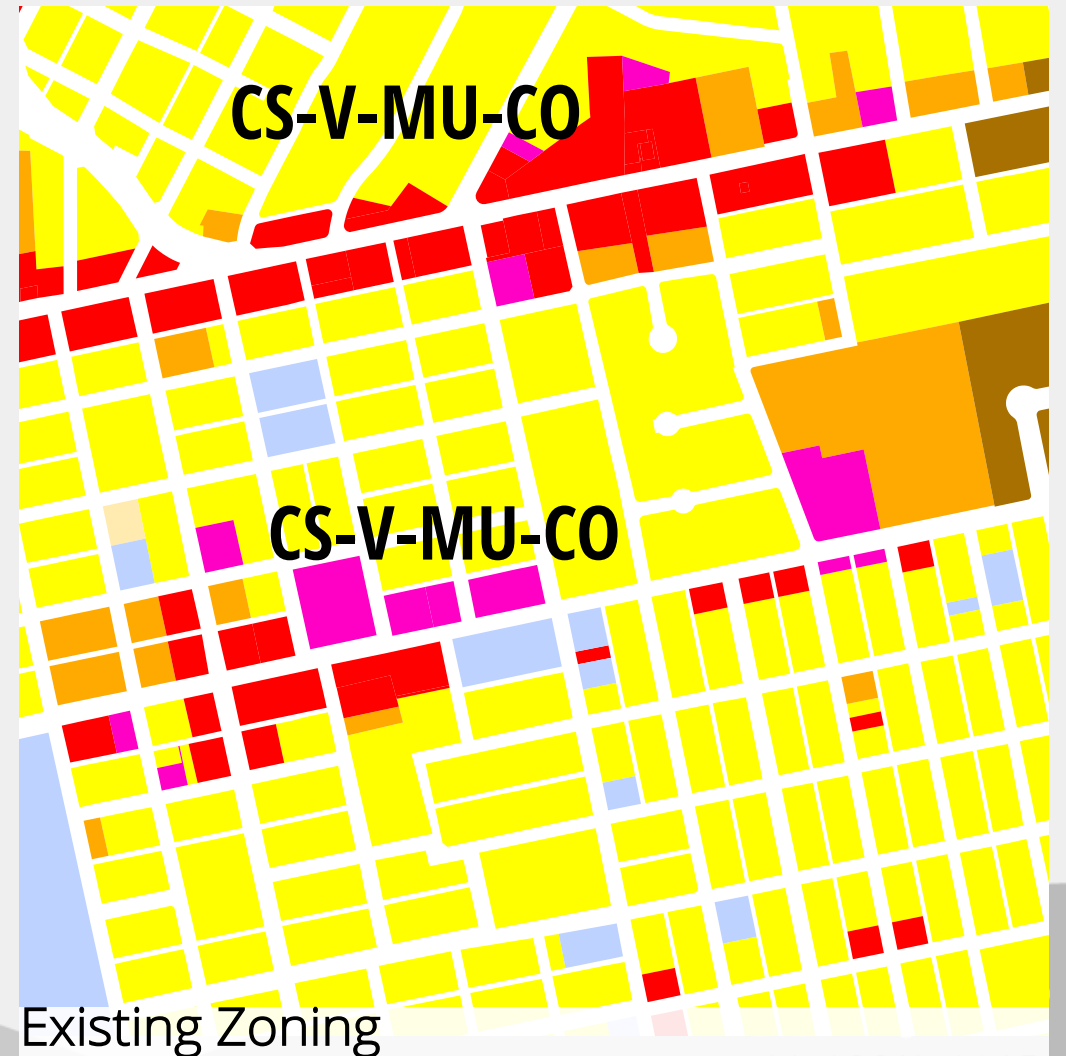
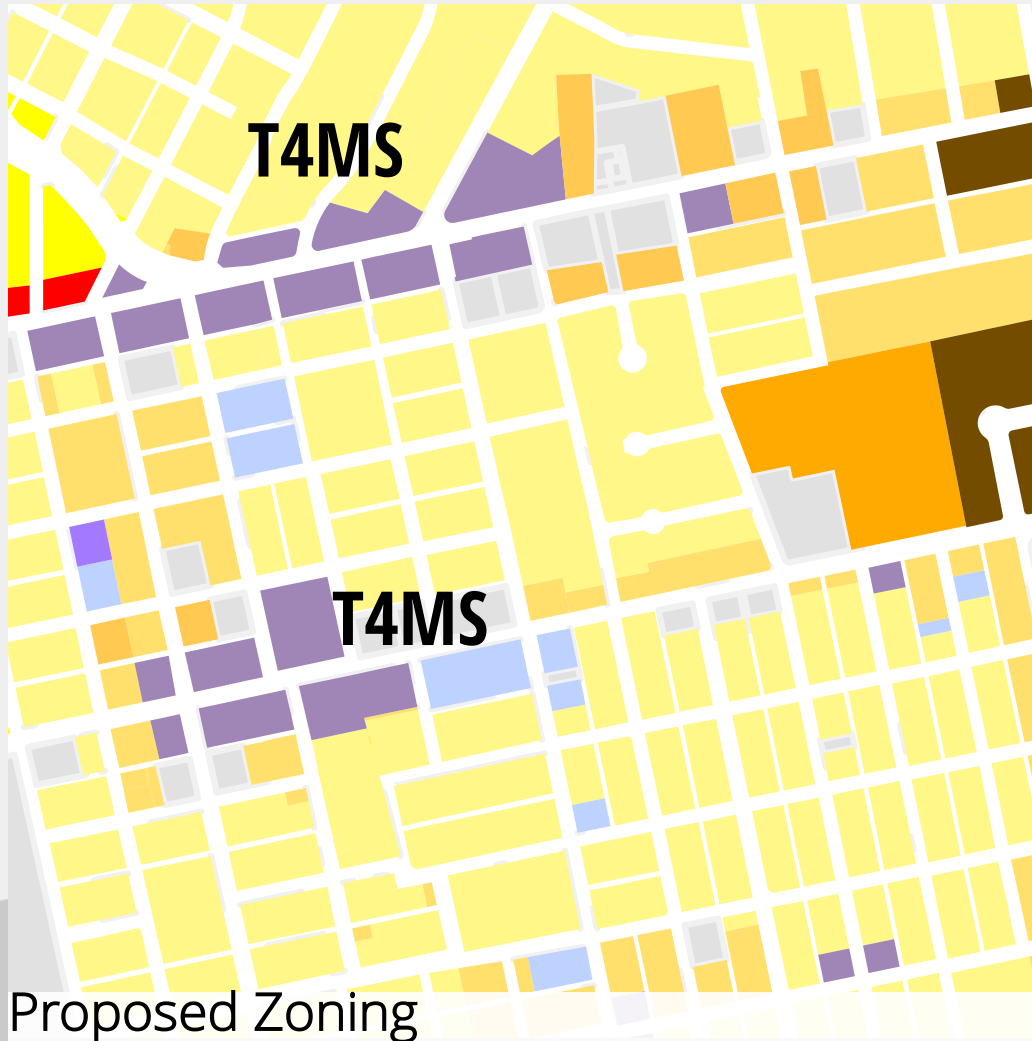
1-3 stories

NODE SIZE

One or two blocks



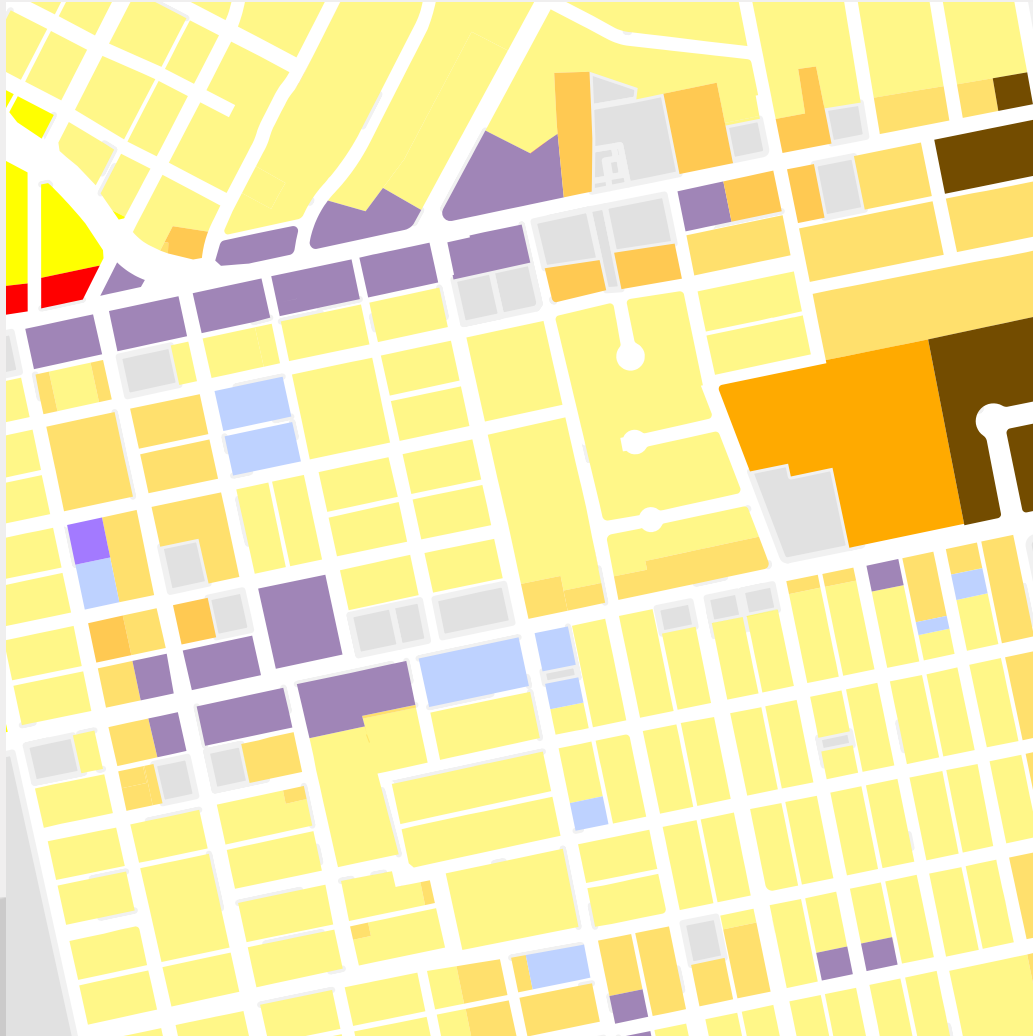
NEIGHBORHOOD MAIN STREET



NEIGHBORHOOD MAIN STREET



NEIGHBORHOOD MAIN STREET

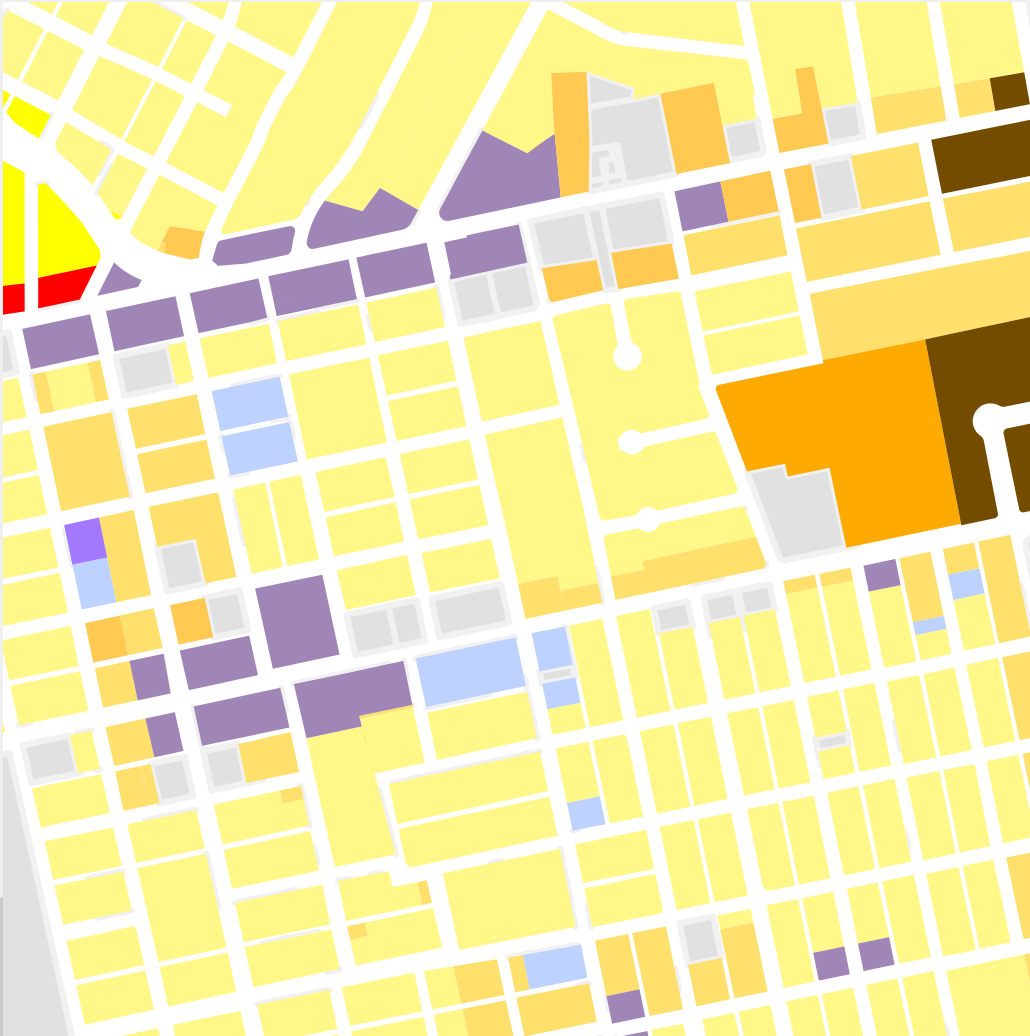


Form-based zones applicable for an **Urban Main Street**:

- T4 Main Street
- T4 Neighborhood – Open
- T3 Main Street

NEIGHBORHOOD MAIN STREET

The various T4 Main Street Zones provide capacity for almost **3,865** new housing units in a three story massing.



Neighborhood Main Street

Examples of Neighborhood Main Streets include:

A. Guadalupe & 41st Streets

B. West 6th & Blanco Streets

C. East 6th & Medina Streets

D. South Congress



Imagine Austin Activity Corridor

Neighborhood Crossroads

A group of businesses located at the corners of an intersection in a neighborhood.

BUILDING TYPES

Main Street, Live/Work, & House-form

BUILDING PLACEMENT

Near sidewalk edge or behind small front yard

BUILDING HEIGHT

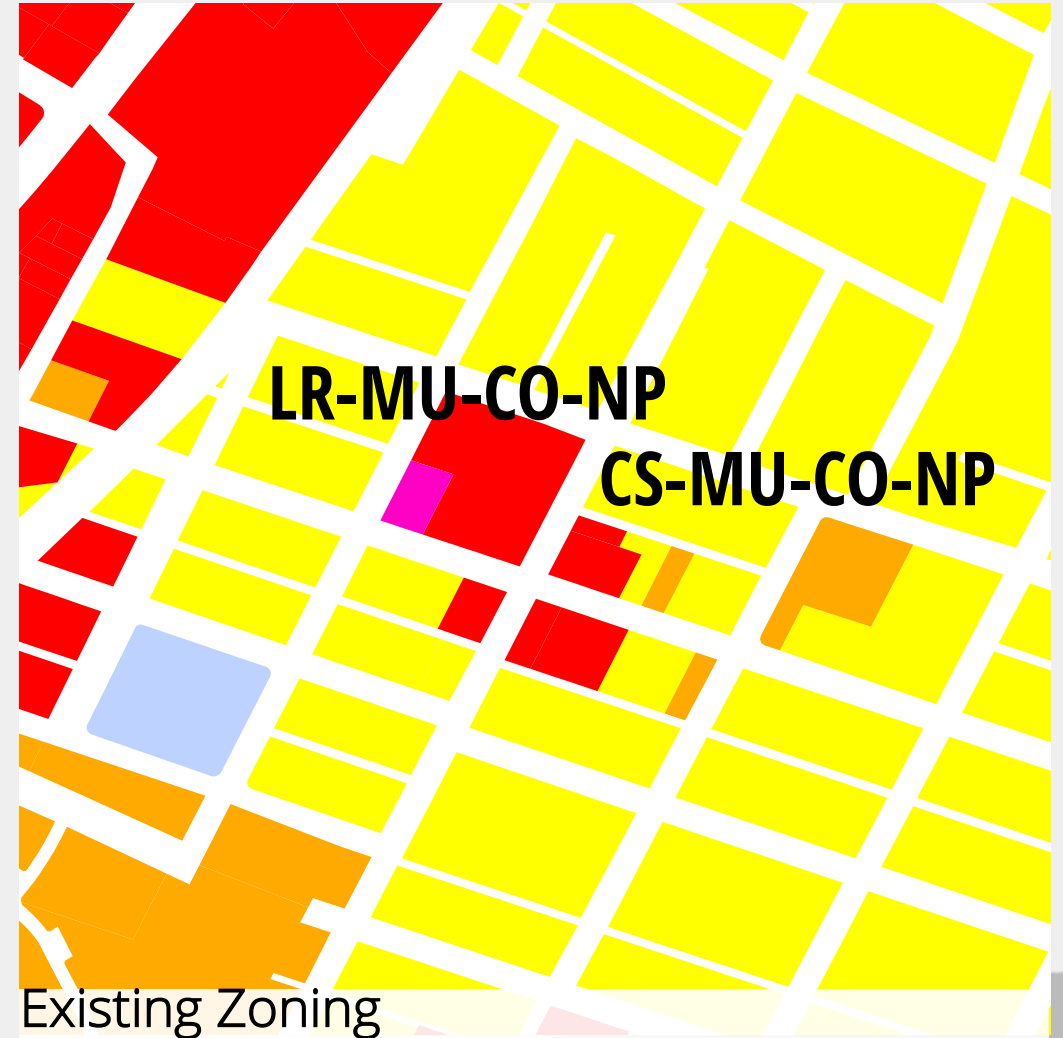
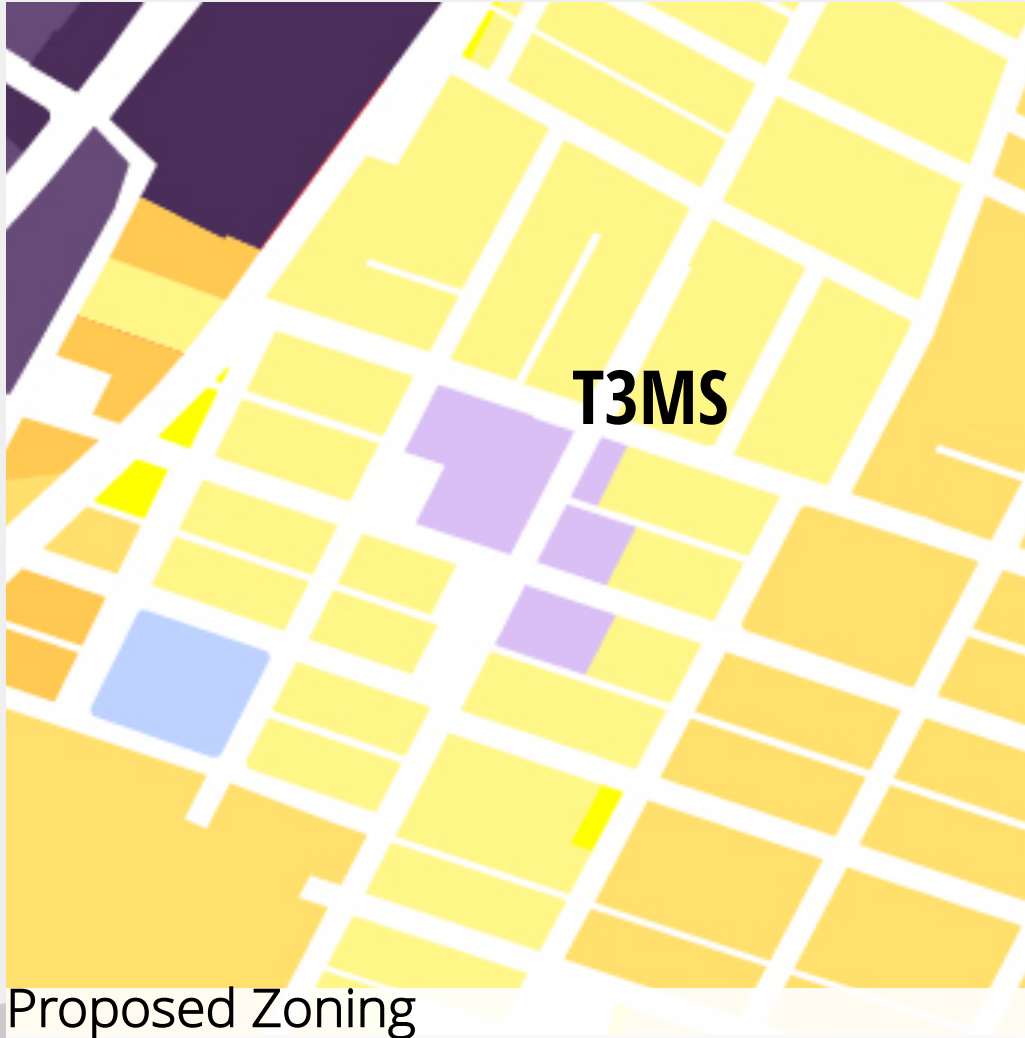
1-3 stories

NODE SIZE

At corners of an intersection



NEIGHBORHOOD CROSSROAD



NEIGHBORHOOD CROSSROAD

| 51



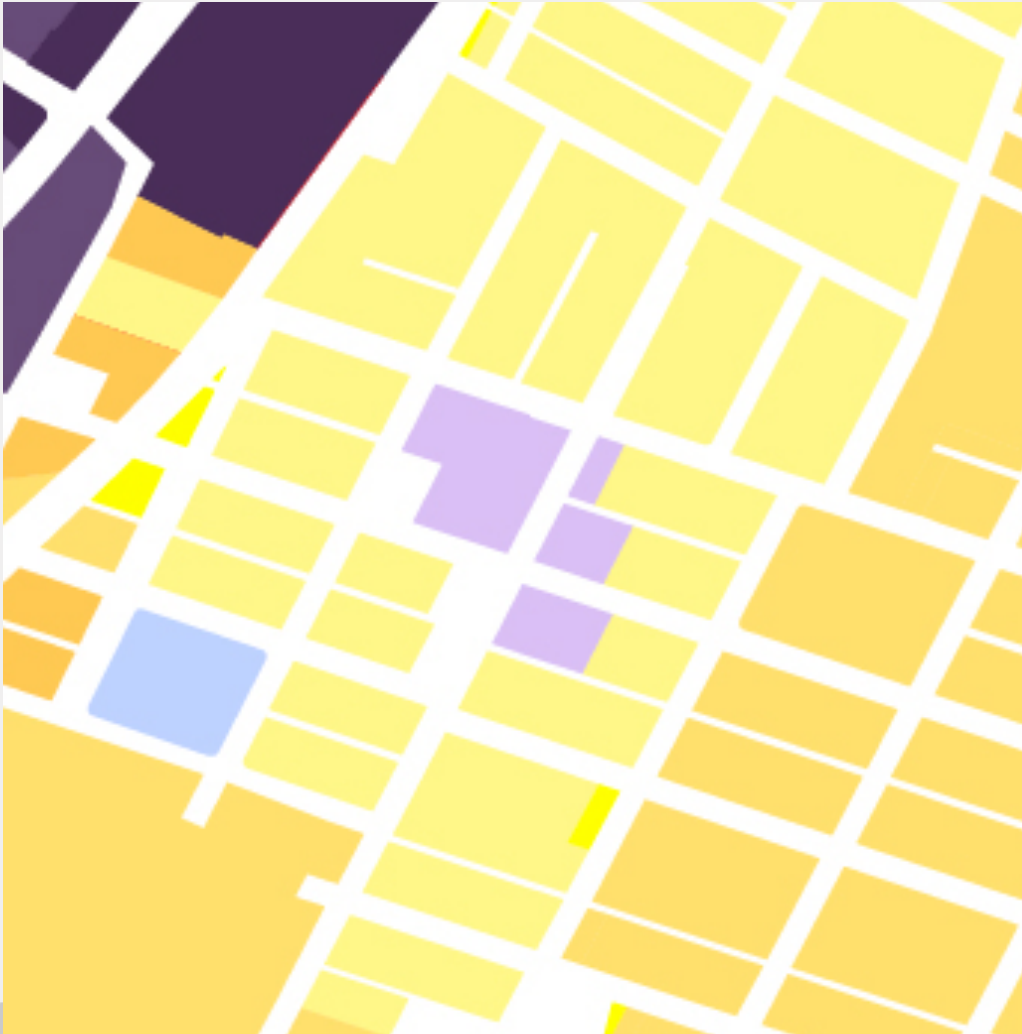
NEIGHBORHOOD CROSSROAD



Form-based zones applicable for an **Urban Main Street**:

- T4 Main Street
- T3 Main Street
- T4 Neighborhood – Open
- T3 Neighborhood – Open

NEIGHBORHOOD CROSSROAD

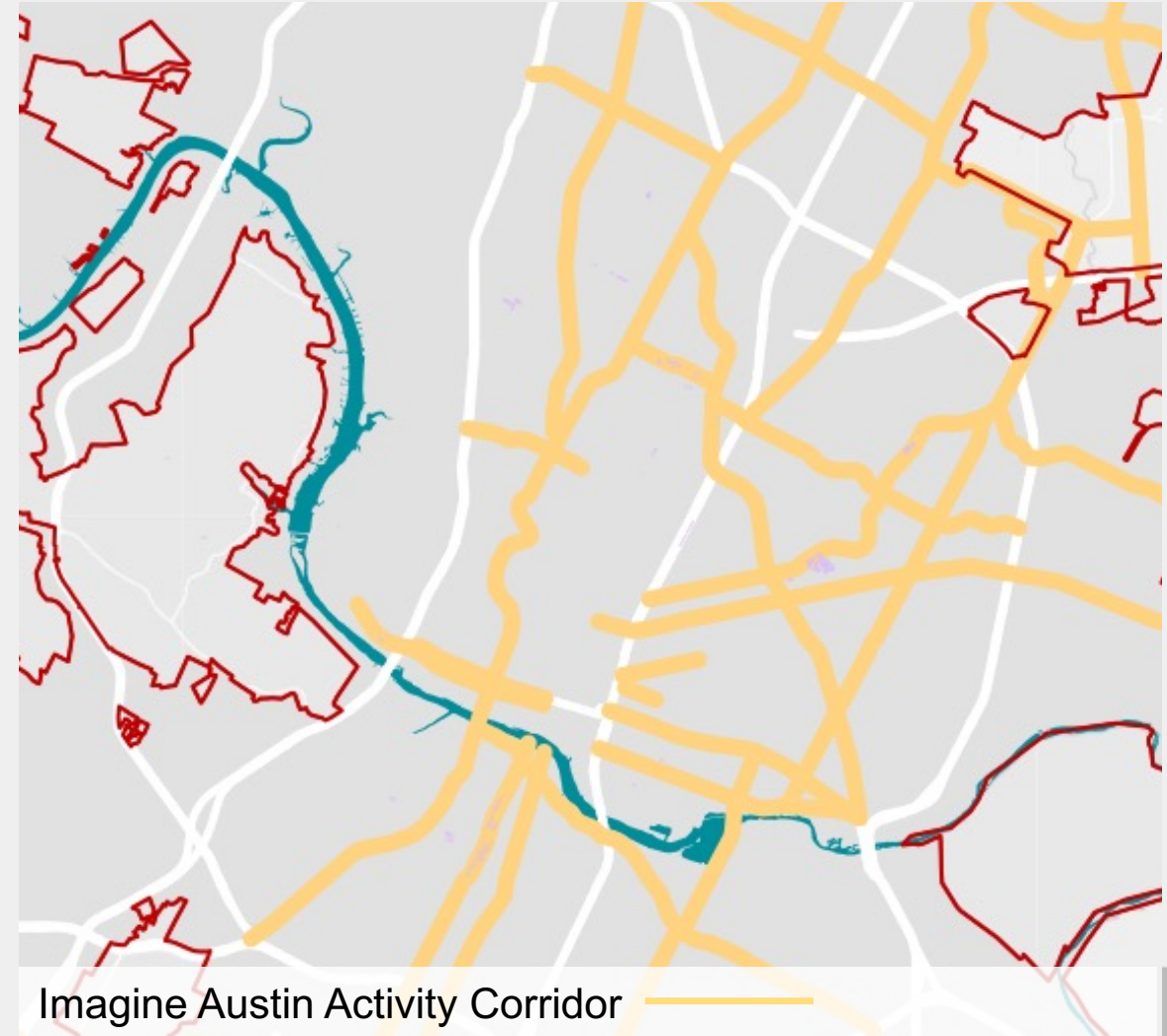


The various T3 Main Street Zones provide capacity for almost **420** new housing units in a two story massing.

Neighborhood Crossroads

Examples of Neighborhood Crossroads include:

- A. Hancock Drive & Bull Creek Road
- B. East 14th & Cedar Streets
- C. Mary & South 5th Streets



Corner Store

One or two businesses located at the corner of an intersection.

BUILDING TYPES

Main Street, Live/Work, & House-form

BUILDING PLACEMENT

Near sidewalk edge or behind small front yard

BUILDING HEIGHT

1-2 stories

NODE SIZE

One or two parcels



Intersection of Holly & Comal Streets

CORNER STORE

One or two businesses located at the corner of an intersection that makes it convenient for neighbors to walk down the street to make quick, incidental purchases.

Examples of Corner Stores include:

- A. Duval & 40th Streets
- B. Chicon & Tillotson Streets
- C. Barton Hills & Hollow Creek

Form-base zones applicable for a **Corner Store:**

- T3 Main Street
- T4 Neighborhood – Open
- T3 Neighborhood – Open

GROWING COMPACTLY, GROWING CONNECTED

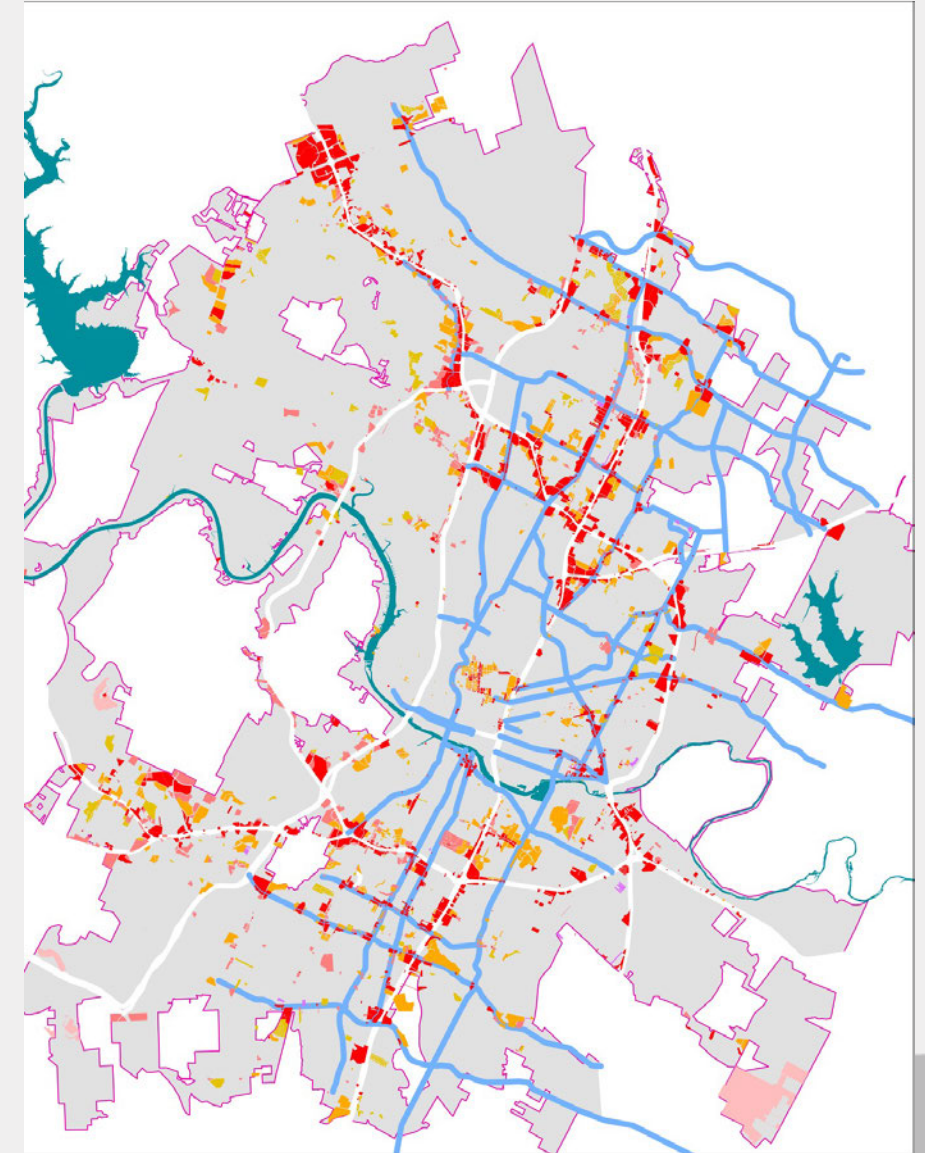
70,500
**new housing Units
in the Core**

GROWING COMPACTLY, GROWING CONNECTED

Commercial and Medium to High Intensity
Residential

Standards have been improved.

Connectivity standards, including streets,
sidewalks, trails have been improved.



GROWING COMPACTLY, GROWING CONNECTED

73,400

**new housing Units
beyond the Core**

PROVIDING CAPACITY



HOUSING CAPACITY

Imagine Austin

- Grow Compact and Connected, focus on centers and corridors
- Provide a diversity of housing types

*PUDs included are: Whisper Valley, Wildhorse Ranch, Waters Edge, Robinson Ranch and Estancia

Zone Type	New Housing Units
TOD	13,300
South Central Waterfront	3,000
DC / CC / UNO	19,580
T3N (WL-IS)	1,645
T3MS	420
T4N.DS-SS	1,595
T4NC (T4N on maps)	550
T4MS	3,863
T5N	225
T5U	2,275
T5MS	18,470
COM (NC-CR)	15,775
MF (MDR-VHDR)	24,825
SF (RR-LMDR)	21,865
PUDs*	16,510
Total	143,900

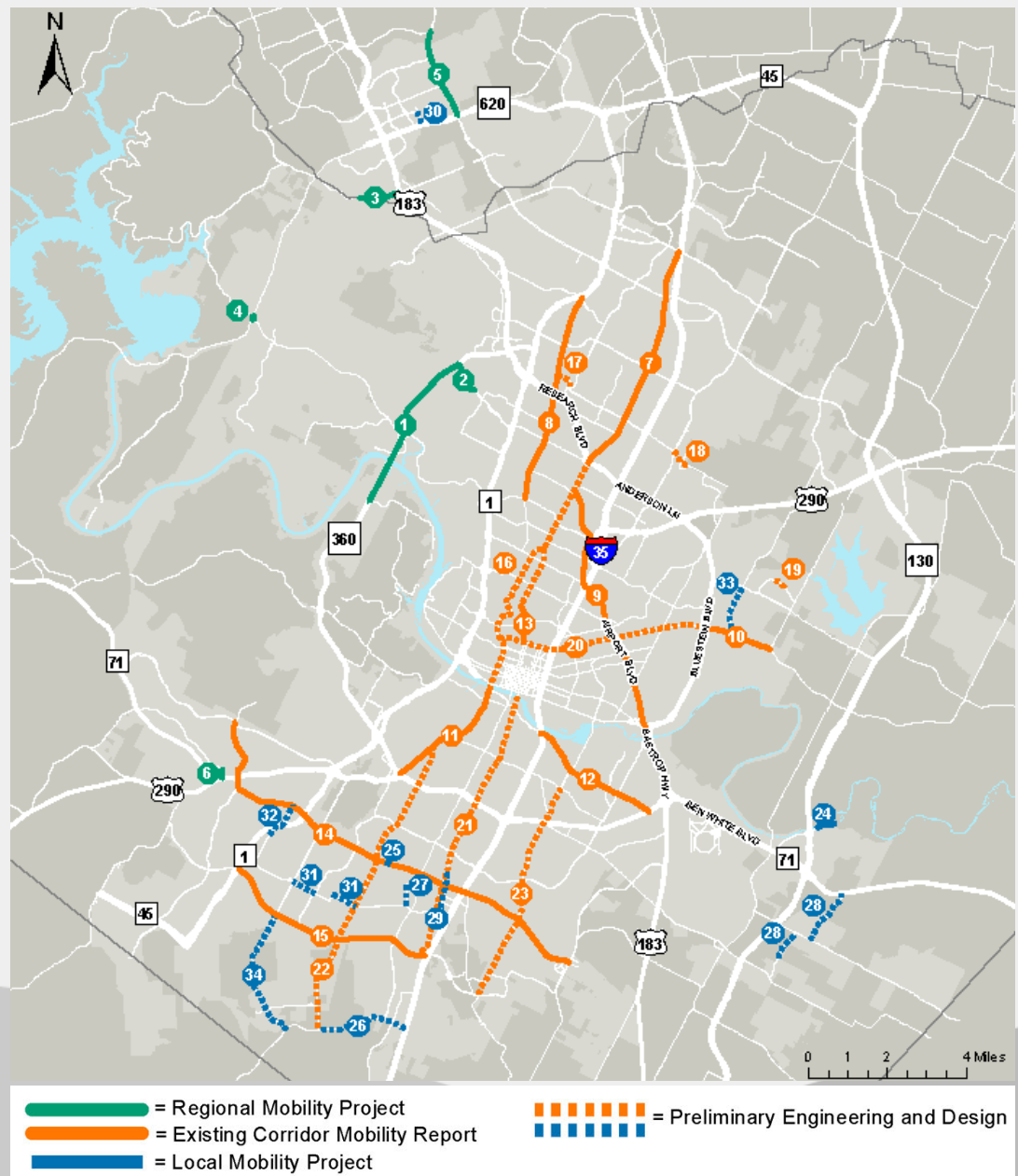
FUTURE MAPPING



TRANSPORTATION BOND PROJECT AREAS



TRANSPORTATION BOND PROJECT AREAS



Regional Mobility Projects

- 1 Loop 360 Intersections
- 2 Spicewood Springs Road
- 3 Anderson Mill Road
- 4 RM 620 at RM 2222
- 5 Farmer Lane
- 6 Old Bee Caves Road Bridge

Corridor Mobility Projects

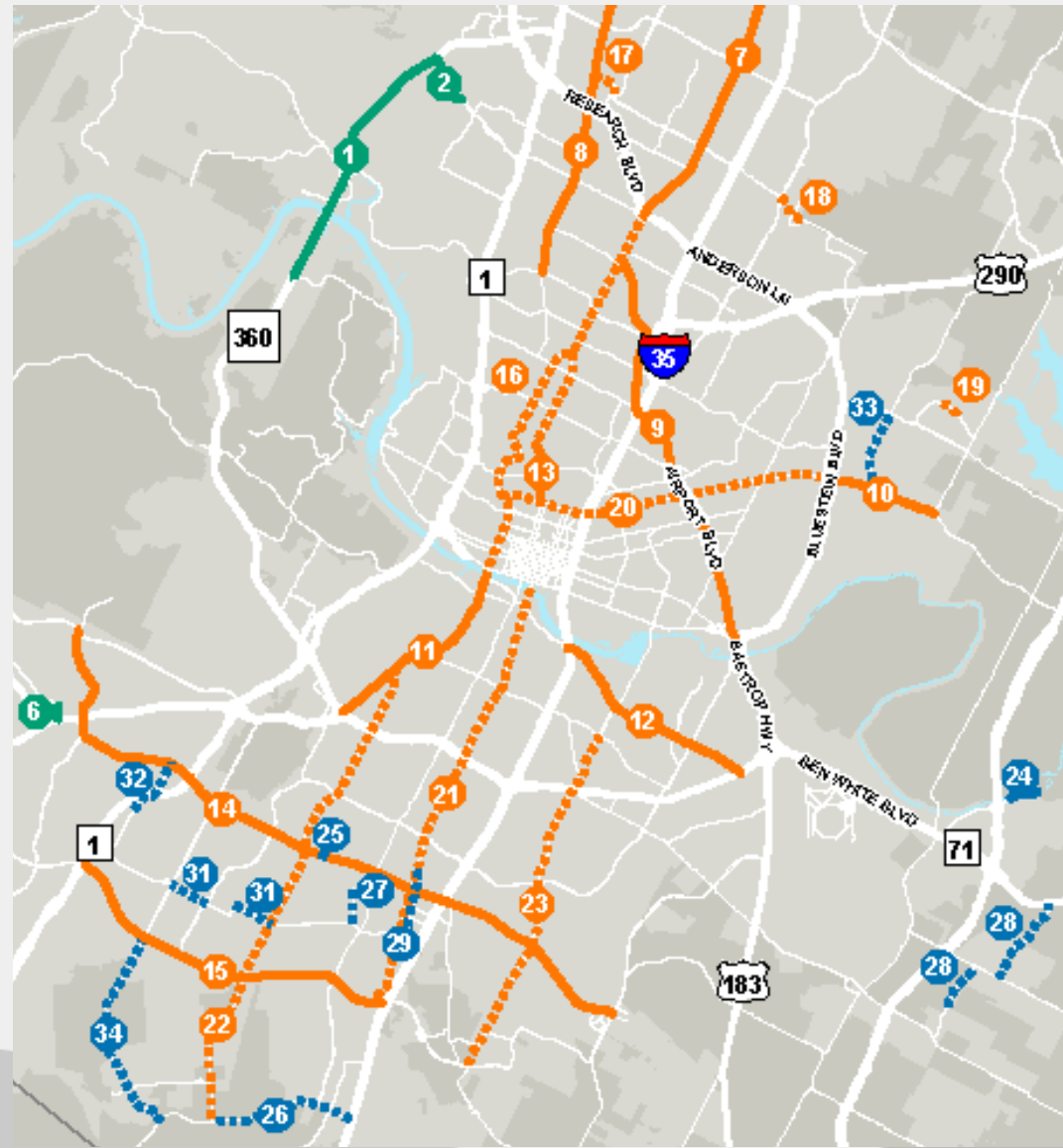
- 7 North Lamar Boulevard
- 8 Burnet Road
- 9 Airport Boulevard
- 10 East Martin Luther King Jr. Boulevard / FM 969
- 11 South Lamar Boulevard
- 12 East Riverside Drive
- 13 Guadalupe Street
- 14 William Cannon Drive
- 15 Slaughter Lane
- 16 North Lamar Boulevard / Guadalupe Street
- 17 West Rundberg Lane
- 18 East Rundberg Lane
- 19 Colony Loop Drive
- 20 Martin Luther King Jr. Boulevard
- 21 South Congress Avenue
- 22 Manchaca Road
- 23 South Pleasant Valley Road

Local Mobility Projects

Sub-Standard Streets/Capital Renewal

- 24 Falwell Lane
- 25 William Cannon Railroad Overpass
- 26 FM 1626
- 27 Cooper Lane
- 28 Ross Road
- 29 Circle S Road
- 30 Rutledge Spur
- 31 Davis Lane
- 32 Latta Drive/Brush Country Road
- 33 Johnny Morris Road
- 34 Brodie Lane

TRANSPORTATION BOND PROJECT AREAS



— = Regional Mobility Project
— = Existing Corridor Mobility Report
— = Local Mobility Project
- - - = Preliminary Engineering and Design
- - - = Preliminary Engineering and Design

Regional Mobility Projects

- 1 Loop 360 Intersections
- 2 Spicewood Springs Road
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- 23 South Pleasant Valley Road

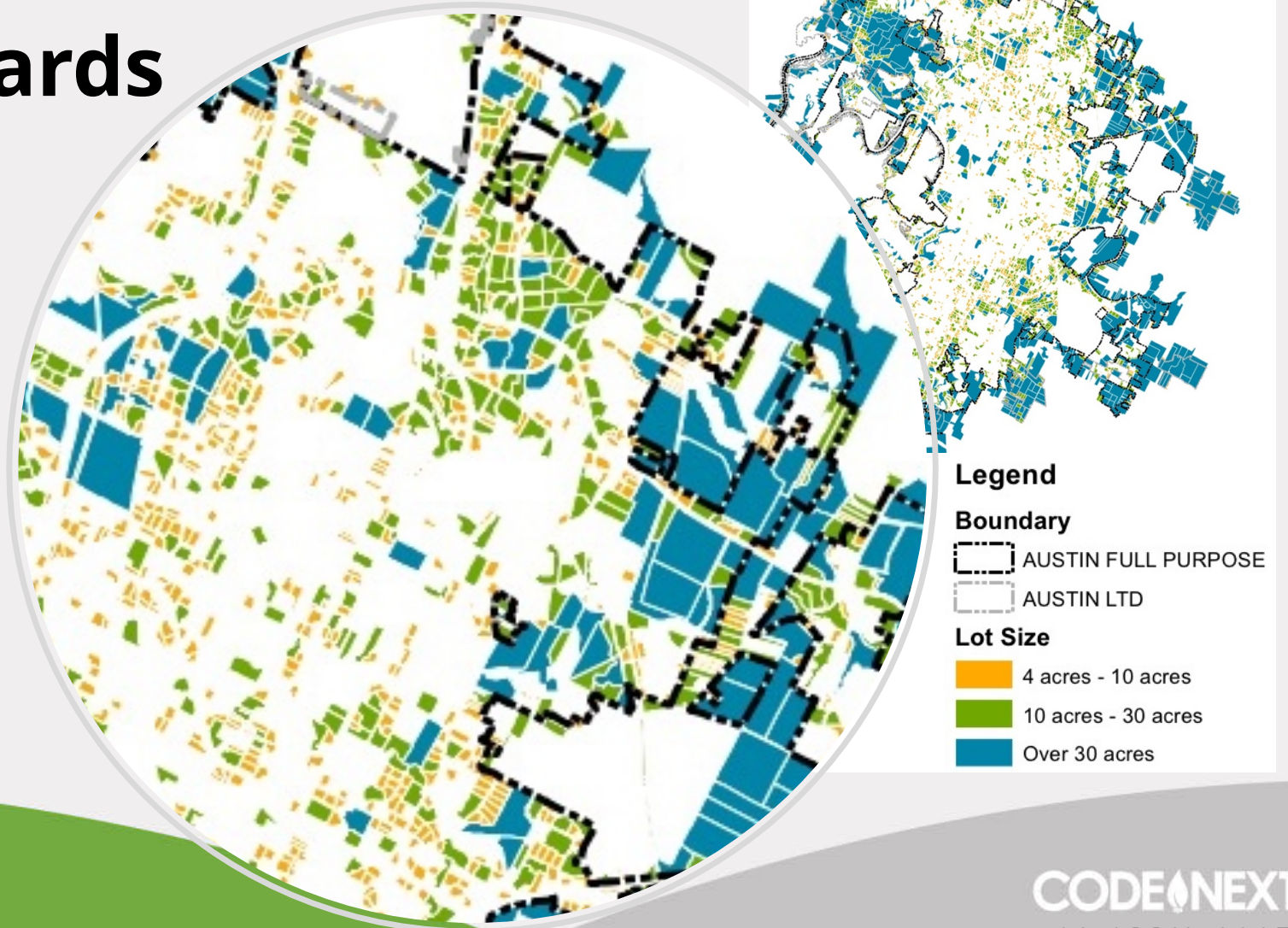
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- 26 FM 1626
- 27 Cooper Lane
- 28 Ross Road
- 29 Circle S Road
- 30 Rutledge Spur
- 31 Davis Lane
- 32 Latta Drive/Brush Country Road
- 33 Johnny Morris Road
- 34 Brodie Lane

Additional Standards for Large Sites

Connectivity have been made clearer.



4 ACRES OR GREATER PARCELS

| 67



FEEDBACK TOOLS



COUNCIL DISTRICT MAP WORKSHOPS

District 1

Ora Houston
Saturday, May-13
1:00-3:00 PM
LBJ High School

District 3

Sabino "Pio" Renteria
Saturday, April-22
10:00 AM-Noon
St. Elmo Elementary
School

District 5

Ann Kitchen
Monday, May-15
6:30 – 8:30 PM
Place: TBD

District 7

Leslie Pool
Saturday, May 20
Noon-2:00 PM
Place: TBD

District 9

Kathie Tovo
Saturday, June 3
10:00 AM – Noon
Austin City Hall

District 2

Delia Garza
Tuesday, May 23
6:30 – 8:30 PM
Place: TBD

District 4

Gregorio "Greg" Casar
Wednesday, May 17
6:30 – 8:30 PM
Place: TBD

District 6

James "Jimmy"
Flannigan
Monday, April 24
6:30-8:30 PM
Spicewood Springs
Library

District 8

Ellen Troxclair
Tuesday, May 16
6:00-7:30 PM
ACC Pinnacle
Building

District 10

Alison Alter
Saturday, April 29
2:00-4:00 PM
Anderson High
School

Map Comment Tool

This tool is designed to reduce the barrier to entry for Austinites who are curious about what will happen to a specific property. Comments can be provided on a specific property or on the map as a whole.

<http://codenext.engagingplans.org/>

Austin CodeNEXT Zoning Comparison

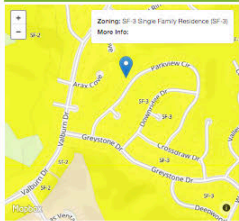
CodeNEXT is the City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city – including what, where, and how much can be built. This project has two facets: an update of the [text of the code](#) and a corresponding update to the zoning map, which shows where the new zones were applied.

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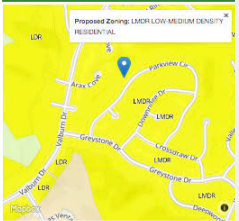
The maps below compare existing and proposed zoning districts. You can type an address to jump directly to a specific location. To see the zoning category for a given property, click the map on the left and then the map on the right to compare. To leave a comment, click either map where you want to leave a comment and enter your comment in the box below the map. You can continue to add new comments by clicking and submitting the form again. Please add general comments in the comment box below the zone-specific comment boxes for the individual maps.

7631-7633 Parkway Cir, Austin, TX 78731, USA

Existing Zoning



Proposed Zoning



Please enter comments about existing zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

Please enter any general comments on the proposed zoning here:

Please enter comments about the proposed zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

Your contact information (optional):

Name: _____

Email: _____

Council District: _____

If you aren't sure what Council District you live in, [click here](#) to check.

Submit

To learn more about what is allowed under existing zoning categories, you can:

- See a general guide to existing zones ([link coming soon](#))
- See the [existing zoning code language](#)

To learn more about what is allowed under the proposed zoning categories, you can:

- See a general guide to proposed zones ([link coming soon](#))
- See the [proposed zoning code language](#)

For more information:

Schedule an appointment for office hours

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Read our FAQs

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Read and comment on the proposed land development code

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Existing Zoning



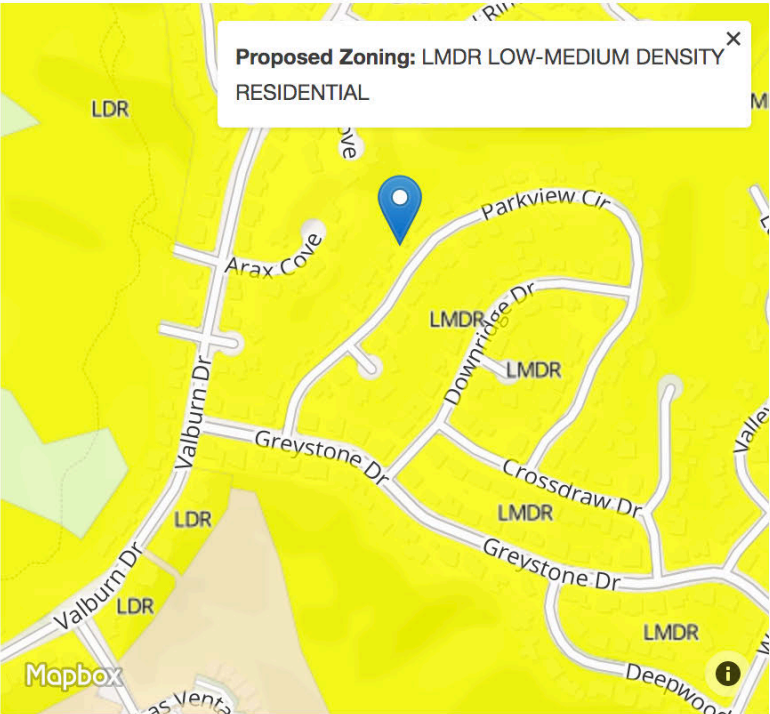
Zoning: SF-3 Single Family Residence (SF-3)

More Info:

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Proposed Zoning



Proposed Zoning: LMDR LOW-MEDIUM DENSITY RESIDENTIAL

Please enter comments about the proposed zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

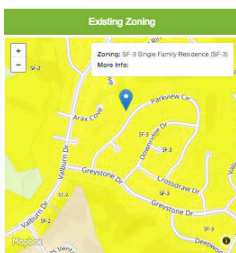
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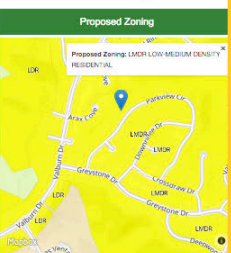
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18 APRIL 2017

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ADD URL

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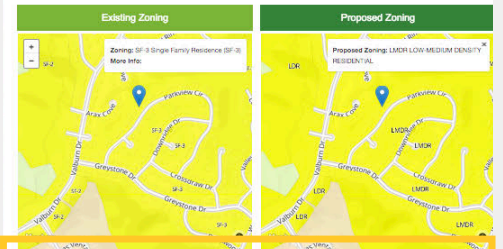
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Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.

<https://codenext.civicomment.org/>

The screenshot shows the CodeNext website interface. The header includes the CodeNext logo and the text "City of Austin Draft Land Development Code SHAPING THE AUSTIN WE IMAGINE". The main heading is "Chapter 23-3: General Planning Standards for All". Below this is a "See More" link. A navigation bar at the top includes "Home", "My Comments", "Register", and "Log In". A search bar is located on the right. The main content area displays a table of contents for "Division 23-3B-1: Parkland Dedication".

Contents	
23-3B-1010	Purpose and Applicability1
23-3B-1020	Dedication of Land or Payment In-Lieu at Building Permit2
23-3B-1030	Administrative Authority2

Below the table of contents, the "23-3B-1010 Purpose and Applicability" section is expanded, showing the following text:

(A) **Purpose.** The City of Austin has determined that recreational areas in the form of public parks are necessary for the well-being of residents. The City has further determined that the approval of new residential development is reasonably related to the need for additional parkland and park amenities to serve new development. This Article establishes a fair method for determining parkland dedication, or the payment of a fee in-lieu of dedication, to be required as a condition to the approval of new development in an amount proportionate to the impact of development on existing parks and established levels of service.

(B) **Applicability**

(1) The requirements of this Article apply to:

- (a) A residential Subdivision in the planning jurisdiction;
- (b) A Site Plan in the zoning jurisdiction that includes residential units or a hotel-motel use; and
- (c) A Residential Building Permit, as provided under Section 23-3B-1020 (Dedication of Land or Payment In-Lieu at Building Permit).

(2) The following are exempt from the requirements of this Article:

(a) A Public Use as the Plan for a public school or other public facility dedicated as

On the right side of the page, there is an "Add comment" section with the text "Please log in or register to add and reply to comments." and social media icons for Facebook, Twitter, LinkedIn, Google+, and Email. A "Support" button is located at the bottom right.

questions + ANSWERS



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext
codenext@austintexas.gov



CODENEXT
18 APRIL 2017